



TO LET

Upper Floors, 2 High Street,  
Moreton-in-Marsh, Gloucestershire, GL56 0AH

HAYMAN-JOYCE



# First and second floor offices in a well-situated period building

## TO LET ON A NEW LEASE

£12,000 per annum

## MORETON-IN-MARSH

- A well-known North Cotswold market town situated at the junction of the Fosse Way (A429) and the Oxford-Worcester trunk road (A44)
- The town has a wide range of shops and amenities for everyday needs, and geographically is well placed with Cheltenham (22 miles), Stratford-upon-Avon (17) and Oxford (27)
- Train services to Oxford and London, the fastest reaching Paddington in about 95 minutes

## LEASE TERMS:

- A new tenant is sought on effective FRI terms for a period of 9 years with rent reviews at 3-yearly intervals.
- Initial Rent: £12,000 pa payable quarterly in advance
- Insurance: Tenant to refund share of Landlords' buildings insurance premium, including for three years loss of rent

## SERVICES

- Main electricity, water and drainage are connected.
- Electric heating

## EPC

- EPC band D

## OUTGOINGS

- The Rateable value is £9,700.
- Rateable value will be less than £12,000 so if occupier complies with Small Business Rate Relief no business rates will be payable.

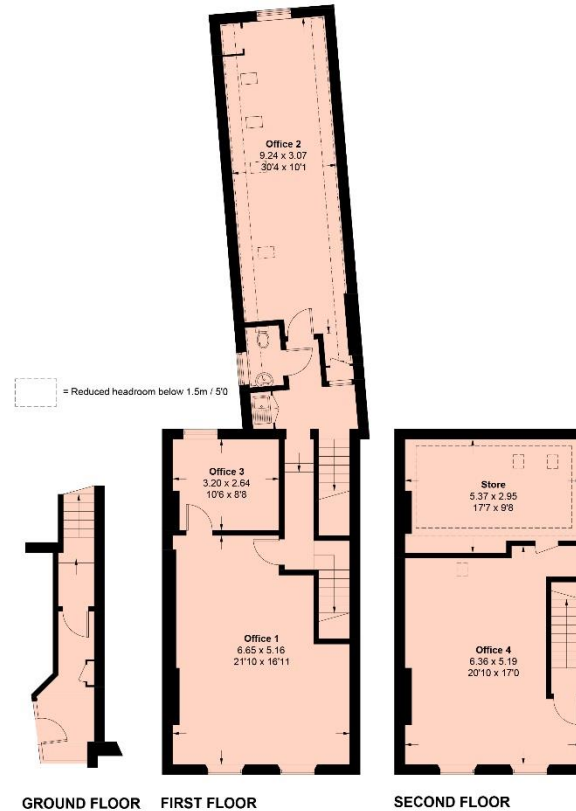
## REFERENCES

- Bank, trade, accountants, and personal references will be required

## RESERVATION DEPOSIT

- On agreeing to take the lease the prospective lessee will be expected to pay a reservation deposit of £1,000 – this will be refunded upon completion.
- Should the prospective lessee withdraw from the transaction for any reason, or amend or alter the terms agreed such that the lessor withdraws from the transaction, the lessor's agents and solicitor's abortive costs will be deducted from the deposit, and the balance, if any, will be refunded.

 **Upper Floors, 2 High Street, Moreton in Marsh GL56 0AP**  
Approximate Area = 143.6 sq m / 1546 sq ft  
For identification only - Not to Scale



## VIEWING

- Strictly by prior appointment with the sole letting agents:

**HAYMAN-JOYCE**

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