



TO LET

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

HAYMAN-JOYCE

TO LET ON A NEW LEASE

£12,000 per annum

Moreton-in-Marsh

- North Cotswold market town situated at the junction of the Fosse Way (A429) and the Oxford-Worcester trunk road (A44) with good train services to Oxford and London, the fastest reaching Paddington from 92 minutes

The Premises

- First and second floor offices in a well-situated period building, with kitchenette, cloakroom and storage
- Use Class E
- EPC band D

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
- Each party to cover their own legal fees
- Bank, trade, accountants and personal references required
- Tenant to be responsible for refunding landlord's premium for buildings insurance and three years loss of rent
- The current rateable value is £9,700

Services

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

Reservation Deposit

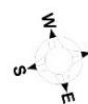
- On agreeing to take the lease the prospective lessee will be expected to pay a reservation deposit of £1,000 – this will be refunded upon completion.
- Should the prospective lessee withdraw from the transaction for any reason, or amend or alter the terms agreed such that the lessor withdraws from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

Viewing

- Strictly by prior appointment with the sole letting agents:

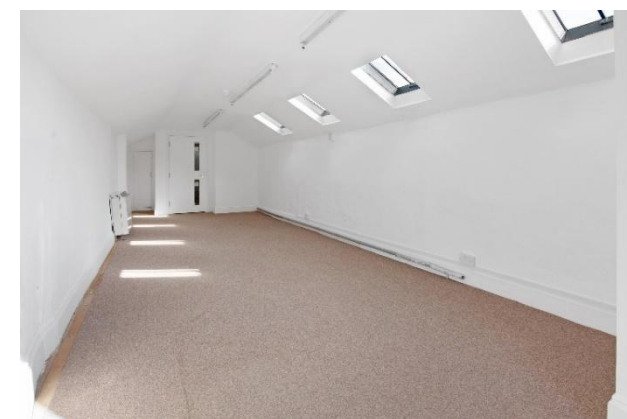
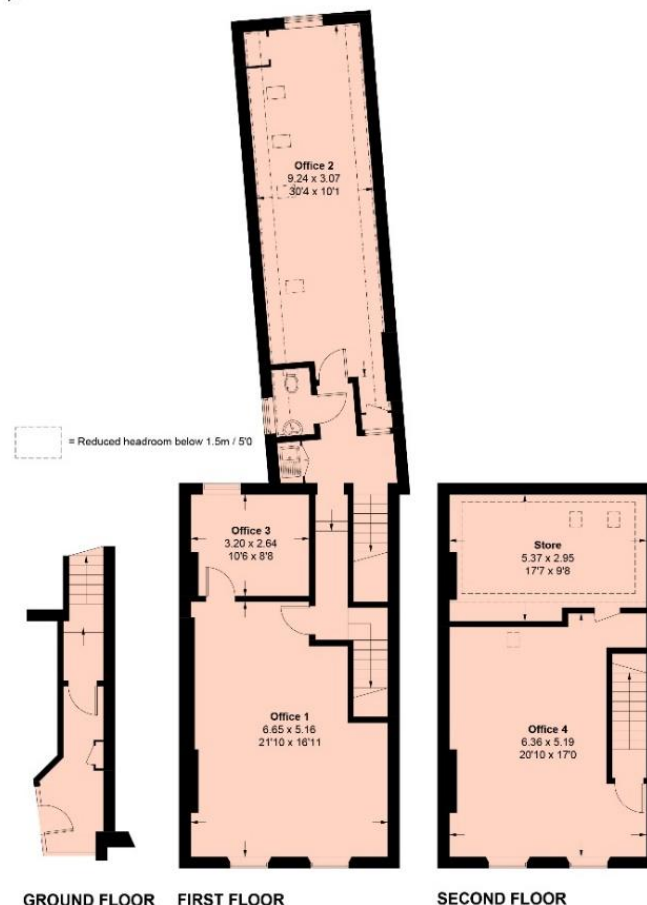
HAYMAN-JOYCE

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Approximate Area = 143.6 sq m / 1546 sq ft
For identification only - Not to Scale



MIM190091 521171

IMPORTANT NOTICE

1. Although we have used our best endeavors to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact. 2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf. 3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing. 4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware. 5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order. 6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.