



## Teal Unit 1 The Mallards

Cirencester, GL7 5TQ

Guide Price £460,000



**\*\* SALE AGREED stc \*\*** Welcome to Waterview - this modern two story commercial unit is **FOR SALE** at a prestigious location in South Cerney near Cirencester. Providing approx 4,000 sq. ft. combined over both floors which includes a cloakroom and kitchen/diner. **\*\* VIEWINGS ARE HIGHLY RECOMMENDED \*\***



## Description

Build within recent years, this smart and modern unit offers level access via an electric roller shutter door which is approx. 5 metres high. There's a first floor mezzanine which includes a cloakroom and kitchen/dining area. This unit is situated on a small commercial area on the edge of South Cerney village centre.

## Essentials

Approx. 4000 sq. ft. over two floors - Kitchen/Diner - Cloakroom - Electric Roller Shutter Door - Exterior Parking for four vehicles.

Mains electricity, water & drainage are connected to the property

## Financials

Freehold - Business Rates are estimated to be in the region. of £5,000 - £7,000 per annum, small business rate relief may be applicable.

## Location/Area

Located on the edge of South Cerney and within walking distance to the village centre. South Cerney has lots of facilities such as; pubs, restaurants, convenience stores, take aways etc. The location has excellent links to London, M4/M5 motorways.

## Viewings

Viewings are welcomed by appointment through the Vendor's Agent, please call the team at ADKINS PROPERTY in Cirencester, or email at [hello@adkinspropertygroup.co.uk](mailto:hello@adkinspropertygroup.co.uk) - We look forward to hearing from you soon.

Residential Sales | Lettings | Management - 01285 239 486

## Agents Notes

We inform our potential buyers that these sales details have been prepared as a general guide. Room sizes and sq. ft. are to be taken as a guide and not relied upon for measuring for furniture etc.

## Compliance

Prospective buyers will be required to provide photo Id, and proof of address. We may also require a personal or business credit check.

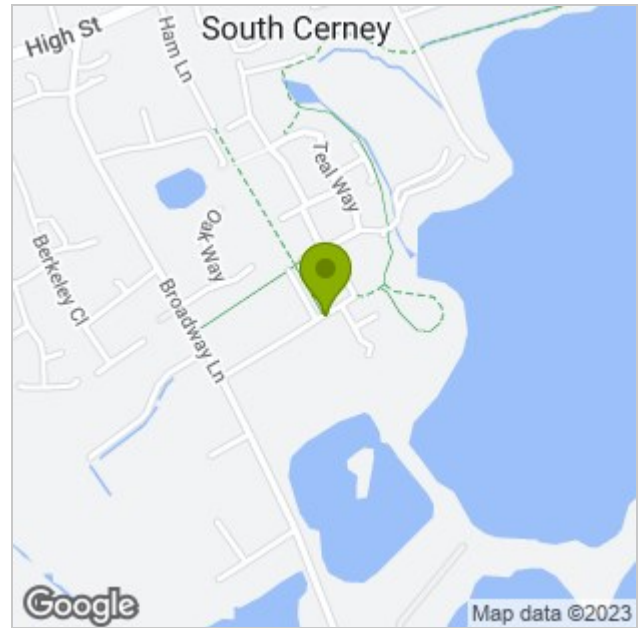
## Social

Follow us on social media @adkinsproperty

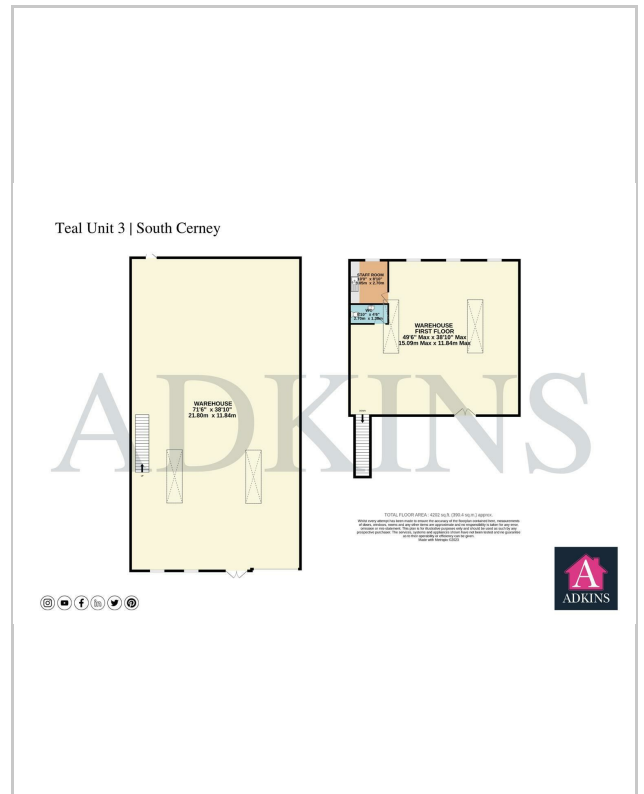
## Valuations

If you're looking to sell your commercial property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal.

## Area Map



## Floor Plans



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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[adkinspropertygroup.co.uk](http://adkinspropertygroup.co.uk)

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