

**106 COMMERCIAL ROAD
SWINDON**

RETAIL UNIT (With A2 Consent) - TO LET
(May Sell)

LOCATION: The property occupies a prominent trading position in Commercial Road, which is the favoured location for financial and professional service providers within Swindon town centre. Nearby occupiers include Nat West, Select and Office Angels.

DESCRIPTION: A mid-terrace two storey lock-up retail unit with a glazed display window and entrance door.



ACCOMMODATION: The accommodation comprises the following:-

Ground Floor

Sales Area	57.41 m ²	618 ft ² approx
Offices	24.63 m ²	265 ft ² approx
Tea Point	1.52 m ²	16 ft ² approx

First Floor

Offices	35.53 m ²	382 ft ² approx
Kitchen	8.53 m ²	92 ft ² approx
WC's		

AVAILABILITY: A new Lease for a term of years to be agreed is available at a commencing rent of:-
£16,000 per annum.

Requests for either a short term or flexible Lease will also be considered.

The freehold interest with vacant possession is also potentially available; please contact the agents for further details.

RATEABLE VALUE: The Valuation Office Agency website (www.voa.gov.uk) indicates that the property is assessed as:-

Office and Premises £17,250

Interested parties should contact Swindon Borough Council (01793 463000) for confirmation of the amount payable for the current financial year.

VALUE ADDED TAX: All figures quoted in these particulars are exclusive of VAT if applicable.

LEGAL COSTS: Each party shall be responsible for the payment of their own legal and professional fees incurred in the transaction.

VIEWING & FURTHER INFORMATION: Please contact:-

Rupert Williams
Hinton Newport
Tel: 01793 534121
Fax: 01793 487096
e-mail: rupert@hinton-newport.co.uk