

## 11 MARKET STREET, SWINDON

### RETAIL (A1) UNIT - TO LET/FOR SALE

(979 sq.ft Plus Parking)

**LOCATION:** Market Street is one of the principal retail streets in Swindon. It is just a short walk of the prime retail area of Swindon, and is adjacent to the Brunel Shopping Plaza which includes a Sainsbury's Supermarket. It also faces onto the redeveloped Wharf Green with its 'Big Screen' television.



**DESCRIPTION:** 11 Market Street is a mid terraced retail unit of traditional construction which provides accommodation over two floors. There is a fully glazed shop front to Market Street. The ground floor is currently partitioned into several rooms, although it could potentially be opened out. The first floor could be utilised either as an additional sales area or offices. There are two car spaces to the rear of the property.

**ACCOMMODATION:** The accommodation, which has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, comprises the following:-

#### Ground Floor

Internal Frontage	4.32 sq m	14.2 sq ft (approx)
Shop Depth	5.91 sq m	19.4 sq ft (approx)
Reception/Retail Area	21.18 sq m	228 sq ft (approx)
Useable Corridor Area	10.59 sq m	114 sq ft (approx)
2 Consulting Room	19.88 sq m	214 sq ft (approx)

#### First Floor

2 Rooms plus Kitchen	31.88 sq m	343 sq ft (approx)
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**USE:** We understand that the property has permission for use within Class A1 of The Town & Country Planning Act Use Classes Order (as amended). We would recommend that all interested parties make their own enquiries regarding other uses with the Planning Department at Swindon Borough Council.

**TERM:** The property is available by way of a new effectively full repairing and insuring Lease, for a term of years to be agreed, at a quoting rent of £12,500 per annum exclusive of VAT (if applicable) and all other outgoings.

Alternatively, the freehold with vacant possession is available at an asking price of £150,000 excluding VAT (if applicable).

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**BUSINESS RATES:** The Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) indicates that the property is assessed for business rates as:-

Shop and Premises £13,750

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

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

**VIEWING & FURTHER INFORMATION:**

Strictly by appointment through the joint agents:

Please contact :-

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