

## 26 MORLEY STREET SWINDON

### RETAIL / OFFICE UNIT - TO LET

**LOCATION and DESCRIPTION:** A mid-terrace two storey building with on-site parking. The property is situated in Swindon Town Centre opposite Granville Street public car park. The Brunel Centre is nearby with a variety of retailers including Marks & Spencer, Boots and Sainsburys.

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

#### Ground Floor

Sales/Office	22.23 m <sup>2</sup>	232 ft <sup>2</sup> approx
Kitchen	1.62m <sup>2</sup>	11 ft <sup>2</sup> approx
Male/Female WC		

#### First Floor

Two Offices	19.52m <sup>2</sup>	210 ft <sup>2</sup> approx
-------------	---------------------	----------------------------

#### Outside

Parking at rear for 1-2 cars.

**LEASE:** 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 rent of:

£7,000 per annum,

excluding VAT (if applicable) and all other outgoings.

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

Shop and Premises £3,000

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

**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](mailto:rupert@hinton-newport.co.uk)

