

2 HIGH STREET, OLD TOWN SWINDON

RETAIL (A1) UNIT TO LET

LOCATION: The property occupies a prominent trading position at the corner of High Street and Wood Street in the Old Town area of Swindon. This is a popular location and benefits from numerous bars, cafes and specialist retailers. It is also in close proximity to the town centre and railway station.

DESCRIPTION: A Grade II Listed period property with rendered elevations beneath a slate roof. There is extensive display frontage to both High Street and Wood Street.

The accommodation, which is arranged over three floors, was refurbished approximately ten years ago, but would now benefit from further renovation. It retains much of its original character and the layout lends itself to a variety of potential uses.



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:	Sales Area	100.99 m2	1,087 ft2 approx
	Kitchen	7.55 m2	81 ft2 approx
	Utility Area	26.83 m2	289 ft2 approx
	2 No. WC's		
First Floor:	Showroom/Store	109.10 m2	1,174 ft2 approx
	Store	14.77 m2	159 ft2 approx
	Bathroom/WC		
Second Floor:	Stores	129.08 m2	1,389 ft2 approx

LEASE: The property is available by way of a new internal repairing and insuring Lease, for a term of years to be agreed, at a rent of £20,000 per annum, excluding VAT (if applicable), Business Rates and all other outgoings.

Incentives are potentially available to help offset the cost of fitting out and other works.



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

Shop and Premises £20,750

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: Please contact:-

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