

35-37 CRICKLADE ROAD SWINDON

RETAIL UNIT (With Parking) - TO LET

LOCATION: A double fronted lock-up retail unit situated in a busy secondary shopping area approximately 1 mile north of Swindon town centre.

Nearby occupiers include Majestic Wine, Somerfield and Lloyds TSB. On-street parking is available within Cricklade Road.

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

Sales Area	71.58 m2	770 (ft2) approx
Changing Room	6.6 m2	72 ft2) approx
Store	40.49 m2	436 (ft2) approx
Kitchen	8.53 m2	92 (ft2) approx
WC		
TOTAL	127.26m2	1,370(ft2) approx



LEASE: The property is available by way of a new effectively full internal repairing and insuring Lease, for a term of years to be agreed, at a rent of £14,000per annum, excluding VAT (if applicable) and all other outgoings.

RATEABLE VALUE: The Valuation Office Agency website (www.voa.gov.uk) indicates that the property is assessed for business rates as follows:-
Shop and Premises £7,700

Interested parties should contact Swindon Borough Council (01793 463000) for confirmation of the rates payable and the availability of Small Business Relief.

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:-

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