

**55 GODWIN COURT
OLD TOWN
SWINDON**

RETAIL (A1) UNIT - TO LET

LOCATION and DESCRIPTION: A lock-up shop forming part of a modern retail parade fronting a public car park close to the centre of Old Town.

Old Town is an established shopping area, and is a popular location for a wide variety of specialist retailers.

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 Area	79.75 m ²	858 ft ² approx
Rear Lobby / Store WC	8.15 m ²	88 ft ² approx

Outside

Outside there is a single allocated parking space to the rear of the premises.

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:

£12,000 per annum,

excluding VAT (if applicable), Business Rates, Service Charge 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 £10,500

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:-

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