

**UNIT 5, ABBEY MEADS VILLAGE CENTRE,  
SWINDON****RETAIL UNIT - TO LET**

**LOCATION and DESCRIPTION:** A modern ground floor retail unit forming part of a busy neighbourhood centre serving Abbey Meads close to the northern edge of Swindon.

Nearby occupiers include Tesco Express, and there is also a Primary School, Medical Centre and a popular Public House. There is free public parking available.



**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	48.27 m <sup>2</sup>	519 ft <sup>2</sup> approx
Store	5.15 m <sup>2</sup>	55 ft <sup>2</sup> approx

**LEASE:** The premises are available by way of a new effectively full repairing and insuring Lease, for a term of years to be agreed, at a rent of  
£11,250 per annum  
excluding VAT (if applicable), Service Charge, Business Rates and all other outgoings.

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

Shop and Premises £12,250

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

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