

6 COMMERCIAL ROAD, SWINDON

RETAIL UNIT (A2)
(1,104 sq ft approx + parking)

TO LET

LOCATION: Commercial Road is the favoured location for financial and professional services providers within Swindon town centre. Nearby occupiers include Office Angels, Brook Street, Royal Bank of Scotland and Taylors Estate Agents.

DESCRIPTION: A mid-terrace, three-storey retail unit occupying an excellent trading position within Commercial Road. The premises have undergone refurbishment, and are presented in good decorative order.

The ground floor accommodation principally comprises a Sales Area, with a glazed display window and entrance door. Ancillary accommodation, including Offices and Stores, is provided on the ground, first and second floors. To the rear of the property is a parking area for approximately 4 cars.



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:	Gross Frontage	4.92 m2	16 ft2 approx
	Sales Area	27.19 m2	293 ft2 approx
	Office	19.72 m2	212 ft2 approx
First Floor:	Offices	27.21 m2	293 ft2 approx
	Staff Room	10.72 m2	115 ft2 approx
	Male & Female WC's		
Second Floor:	Store	17.72 m2	191 ft2 approx
Outside:	Car Parking for approximately 4 cars		

SERVICES: All mains services are understood to be connected, and there is a gas fired central heating system.

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LEASE: A new full repairing and insuring Lease is available, for a term of years to be agreed, at a rent of £14,000 per annum (plus VAT if applicable).

BUSINESS RATES: The Valuation Office Agency website (www.voa.gov.uk) indicates that the property is assessed as:-

Description: Shop and Premises: Rateable Value: £12,250

Interested parties should contact Swindon Borough Council (01793 463000) for confirmation of the rates 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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