

**86 BEATRICE STREET
SWINDON**

RETAIL WAREHOUSE - TO LET/FOR SALE

LOCATION and DESCRIPTION: A recently refurbished retail Warehouse occupying a prominent corner position at the junction of Beatrice Street and Cricklade Road. Occupiers include Majestic Wine, Co-op and Lloyds TSB. Swindon town centre is approximately 1 mile distant.



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

Ground Floor

| | | |
|---------------------------|--------------------|-----------------------------|
| Sales Area (including WC) | 141 m ² | 1517 ft ² approx |
|---------------------------|--------------------|-----------------------------|

First Floor

| | | |
|----------------------------|----------------------|----------------------------|
| Showroom, Office & Kitchen | 62.88 m ² | 677 ft ² approx |
|----------------------------|----------------------|----------------------------|

TERMS: The property is available by way of a new full repairing and insuring Lease, for a term of years to be agreed, at a rent of:

£25,000 per annum excluding VAT (if applicable).

Alternatively, the Freehold interest with vacant possession is also available at:

£275,000 plus VAT (if applicable).

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 £12,000

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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