

**98 CRICKLADE ROAD
SWINDON**

RETAIL UNIT - TO LET

LOCATION and DESCRIPTION: The property comprises a ground floor lock-up shop situated in a busy retail area approximately 1.5 miles north of Swindon town centre.

Nearby occupiers include Co-op, Majestic Wine and Lloyds TSB. On-street parking is available in Cricklade Road and there is also a public car park nearby.



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	30.01 m ²	323 ft ² approx
Office/Store	5.51 m ²	59 ft ² approx
WC		

LEASE: The property is available by way of a new internal repairing and insuring lease, for a term of years to be agreed, at a commencing rent of:
£7,500 per annum (excluding 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 £5,400

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: property@hinton-newport.co.uk