

**9 BATH ROAD, OLD TOWN
SWINDON**

RETAIL UNIT - TO LET

LOCATION and DESCRIPTION: A lock-up retail unit occupying a prominent position in Bath Road, close to the junction with Victoria Road. Nearby occupiers include Pizza Express and Boots.

ACCOMMODATION: The accommodation, which has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, is arranged over two floors and comprises:-

Ground Floor:

Sales Area	27.57 m ²	297 ft ² approx
------------	----------------------	----------------------------

Lower Ground Floor:

Store	14.64 m ²	158 ft ² approx
Kitchen	5.96 m ²	64 ft ² approx
WC's		



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 rent of £6,750 per annum excluding VAT (if applicable), Business Rates and all other outgoings.

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

Shop and Premises £3,900

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.

VALUE ADDED TAX: All figures quoted in these particulars are exclusive of VAT if applicable.

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