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January 2020
Subject to Contract

Flagship store To Let

44 The Parade, Swindon, Wiltshire

Description

The premises are arguably one of the most prominent shops in Swindon town centre situated in 100% pitch on a corner location at the junction of Regent Street and the Parade Shopping Centre adjacent to **Schuh Footwear**, opposite **Metro Bank** and close to **Smiggle**, **Foot Asylum**, **River Island**, **Deichmann** and **Wilko**.

Accommodation

The premises are arranged on ground and first floor comprising the following approximate floor areas (measured on a net internal basis) :-

Ground Floor Sales	416 Sq m	4,483 sq ft
First Floor Sales	384 Sq m	4,139 sq ft

Lease

The premises are available on a new lease on effectively full repairing and insuring terms.

Commencing Rent

£175,000 per annum exclusive.

Business Rates

Rateable Value (2017): £222,000
UBR (2019/2020): 50.4p

Transitional arrangements or appeal may apply.

EPC

An EPC can be made available on request.

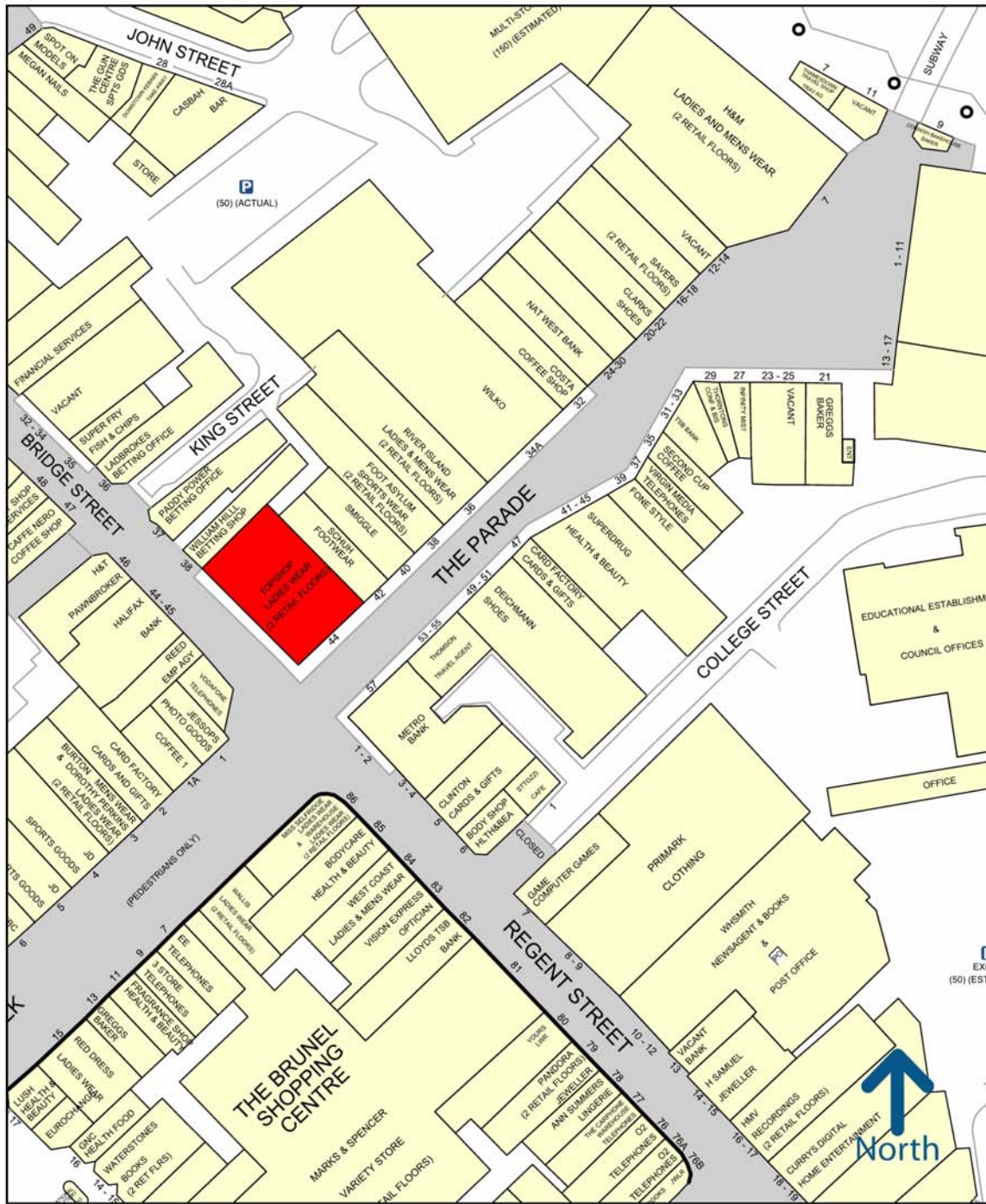
Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable, will be charged at the standard rate.





Experian Goad Plan Created: 08/01/2020
Created By: GVA

50 metres



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