

PRIME SHOP TO LET

REDUCED RENT

Swindon

Unit 3, The Lock, Canal Walk



Location

The property is located on the prime pedestrianised Canal Walk and is adjacent to **JD Sports** and **Card Factory**. The premises are in close proximity to a number of national retailers including **Metro Bank**, **Vodafone**, **HSBC**, **Three**, **EE**, **Coffee #1** and **Greggs**.

Accommodation

The premises are arranged over the ground and first floors and provide the following dimensions and approximate net internal floor

Gross Frontage	31	ft	9.45	m
Net Frontage	27.6	ft	8.4	m
Shop Depth	103.9	ft	31.6	m
Ground Floor Sales	2,748	sq ft	255.3	sq m
First Floor Sales	1,620	sq ft	150.5	sq m
First Floor Ancillary	856	sq ft	79.53	sq m

Rent **£75,000 pax**

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Rates

Rateable Value 2017	£94,500
UBR 2020/21	51.2 p/£

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

Service Charge	£21,840 (2021)
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Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Tenure

The premises are available subject to vacant possession on a new effective full repairing and insuring lease for a term to be agreed.

EPC
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Viewing & Further Information:

CONTACT

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Or via our joint agents **Green&Partners**
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