

11 MARKET STREET, SWINDON, WILTSHIRE, SN1 1RZ



**GROUND FLOOR
SHOP TO LET**

**132 sq ft
(12.26 m²)**

- *Suitable for retail or alternative uses in Class E*
- *Busy pedestrianised street*
- *Flexible lease terms*



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LOCATION: Swindon is the largest commercial centre in Wiltshire and lies approximately 80 miles west of London, 40 miles east of Bristol and west of Reading. The town has excellent transport links with direct access to Junctions 15 & 16 of the M4 motorway. The property is located in Market Street and forms part of a terrace of similar independent traders, shops with Market Street Car Park nearby.

DESCRIPTION: The property is a mid-terrace ground floor shop offering an open plan retail area with a prominent display window facing Market Street. The shop is suitable for any retail or alternative use, subject to any planning consent required.

SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground Floor: Shop	132 sq ft (12.26 m ²)
WC	-
Total:	132 sq ft (12.26 m ²)

SERVICES: We are advised that all mains services are connected to the property but we have not carried out any tests of services or service appliances.

AVAILABILITY: The property is available to let as a whole on a new full repairing & insuring lease for a term to be agreed, subject to vacant possession being obtained.

RENT: £5,950 per annum, exclusive of vat (if applicable) & outgoings.

BUSINESS RATES: The property will be liable to be reassessed for business rates. Further information on business rates is available from the agents or Swindon Borough Council on 01793 463000. Small Business Rates Relief may be available to qualifying occupiers.

EPC: The current Energy Performance Assessment for this property is D-95.

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

VIEWING: Strictly by appointment with sole agents **KILPATRICK & CO** on **01793 643101**.



Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.

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28/05/2026

