

## to let

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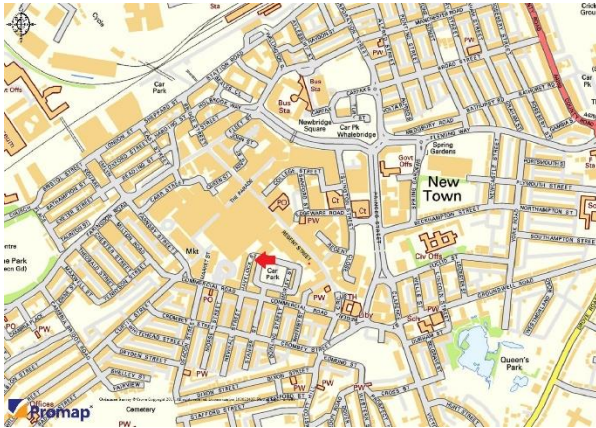
**25 Havelock Street, Swindon, SN1 1SD**  
**1,325 ft<sup>2</sup>    123.09 m<sup>2</sup>**



Town centre retail property  
Ground floor 670 sq.ft. with first floor offices and/or storage

## Location

The property is located in Havelock Street, with a return frontage, visible from Havelock Square. Havelock Street has a mixture of occupiers including Subway, various café's and local retailers. Iceland are located opposite the property in Havelock Square and the return frontage is adjacent to the thoroughfare leading from Granville Street car park to Havelock Square and The Brunel Centre.



## Description

The property is an end terrace, two storey property, of traditional construction under a tile covered pitched roof. The ground floor retail area benefits from suspended ceiling with fluorescent strip and spot lighting, wood laminate floor and an aluminium framed shop front and display window on the return frontage.

The first floor provides wc, kitchen and office/storage accommodation.



## Accommodation

The property has been measured on a net internal basis and found to provide the following approximate areas.

Ground floor retail	670 ft <sup>2</sup>	62.24 m <sup>2</sup>
Ancillary first floor	655 ft <sup>2</sup>	60.85 m <sup>2</sup>

Gross frontage	4.93 m
Return net frontage	2.48 m

## User

The property has planning for A1 or A2 uses. A5 or A3 uses will be considered but will require a change of use.

## Tenure

The property is being offered on a new full repairing and insuring lease for a term of 5 years. Longer leases will be considered but will need to obtain a landlords' option to break at any time after 5 years, subject to a minimum 6 month's notice.

The quoting rent is £20,600 per annum exclusive.

## Business Rates

The tenant will be responsible for the rates payable. The premises are assessed as shop and premises with a rateable value of £17,000.

## Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

## Energy Performance Certificate

The property has an EPC rating of E107. A copy of the EPC is available on request.

## Viewing and Further Information

For further information or to arrange an inspection, please contact:

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