



Chartered Surveyors &  
Commercial Property Consultants

**FLEXIBLE RETAIL / OFFICE UNIT  
TO LET**

**APSLEY HOUSE, UNIT 18 & 19, 50 HIGH STREET,  
SWINDON, WILTSHIRE, SN4 7AQ**

**230 SQ FT (21.37 SQ M)**



**LAST REMAINING UNIT**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

[www.quintons.co.uk](http://www.quintons.co.uk)

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

Royal Wootton Bassett is located approximately 3 miles to the west of Swindon and 2 miles from Junction 16 of the M4 Motorway. The town is home to a variety of local and regional occupiers. Apsley House is located on the High Street with easy access to the all of the facilities contained therein.

## **DESCRIPTION**

Apsley House is a retail arcade which is home to a range of local independent occupiers providing a variety of facilities within a busy Market Town.

Further benefits include excellent access to the public parking at the rear which is within the Sainsburys / Borough Fields car park.

The ground floor retail space is suitable for a wide variety of uses and has a prominent shop frontage within the arcade.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>21.37</b>	<b>230</b>

## **RATING ASSESSMENT**

Rateable Value £3,200

Rates Payable £1,571.20

Small business rates relief is available for those that qualify meaning that no rates are payable.

## **SERVICE CHARGE**

A service charge payable for the provision of maintenance, upkeep and management of the common parts of the landlords property. The current cost is approx £1,700 per annum.

## **PROPOSAL**

The retail / office space is available on a new agreement direct from the landlord. The quoting rent is £3,680 per annum. VAT is not applicable.

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

[www.quintons.co.uk](http://www.quintons.co.uk)

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **LEGAL COSTS**

Each party is to bear their own costs.

## **VIEWING**

Contact Mr Shane Prater

Phone: 01635 551441

Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

June 2019



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

[www.quintons.co.uk](http://www.quintons.co.uk)

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.