

To Let

24-26 The Parade, Swindon, Wiltshire

Description

The premises are situated within the pedestrianised Parade Shopping Centre adjacent to **Clarks** and the new **Nat West Bank** (due to open Autumn 2018) and close to **Costa Coffee**, **River Island**, **Foot Asylum**, **H&M** and the new **Wilko** Store.

Accommodation

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

Internal Width	6.83 m	22/05 ft
Shop Depth	26.09 m	85/07 ft
Ground Floor	185 sqm	1,991 sqft

Lease

The premises are available on a new 10 year lease on full repairing and insuring terms subject to an upward only rent review after 5 years.

Commencing Rent

£ £70,000 per annum exclusive.

Business Rates

We understand that the property is due to be re-assessed for rates.

EPC

The premises have an EPC rating of C72.

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.

For further information please contact: -

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Subject to Contract





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