

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: -

Chris Wright

T: 0117 988 5254

E: chris.wright@avisonyoung.com

Sue Fermandel

T: 0117 988 5228

E: sue.fermandel@avisonyoung.com

our joint agents

Lunson Mitchenall:

Nick Hartwell

T: 0207 478 4950

E: nickh@lunson-mitchenall.co.uk

George Saunders

T: 0203 713 5844

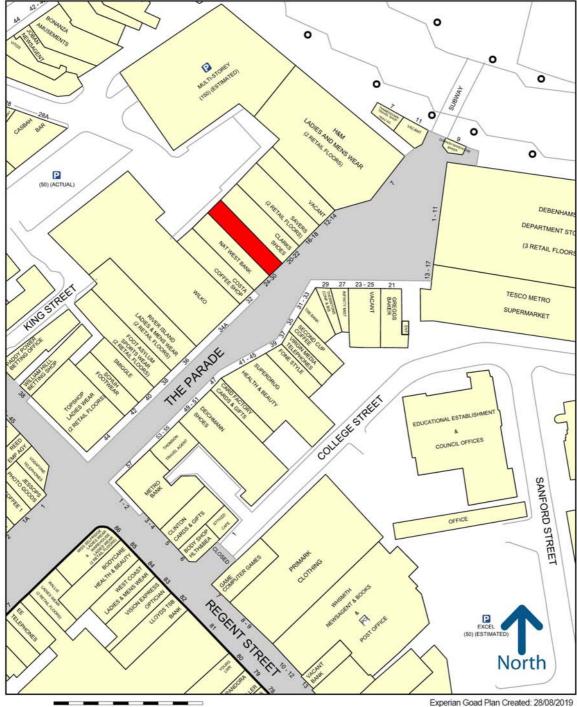
E: georges@lunson-mitchenall.co.uk

August 2019 Subject to Contract









50 metres

Created By: GVA



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601

- Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

 (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

 (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or

- representations of fact but satisfy themselves of their correctness by inspection or otherwise. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices quoted are exclusive of VAT. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.