

Shop To Let

(with A2 Consent)

21-25 The Parade, Swindon, Wiltshire



Description

The premises are situated within the pedestrianised Parade Shopping Centre adjacent to Greggs, opposite **Debenhams** and **H&M** and close to **Thorntons**, **Clarks**, **Savers** and the new **Nat West Bank** (due to open Autumn 2018).

Accommodation

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

Internal Width	10.69 m	35/01 ft
Shop Depth	19.86 m	65/02 ft
Ground Floor Sales	190 sq m	2,044 sq ft
First Floor	60 sq m	645 sq ft
Second Floor	73 sq m	781 sq ft

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

£65,000 per annum exclusive.

Business Rates

We understand that the property is currently assessed as follows:

Rateable Value (2017)	£102,000
UBR (2018/2019)	49.3p

This may be subject to transitional arrangements or appeal. Interested parties should make their own enquiries with the Local Rating Authority.

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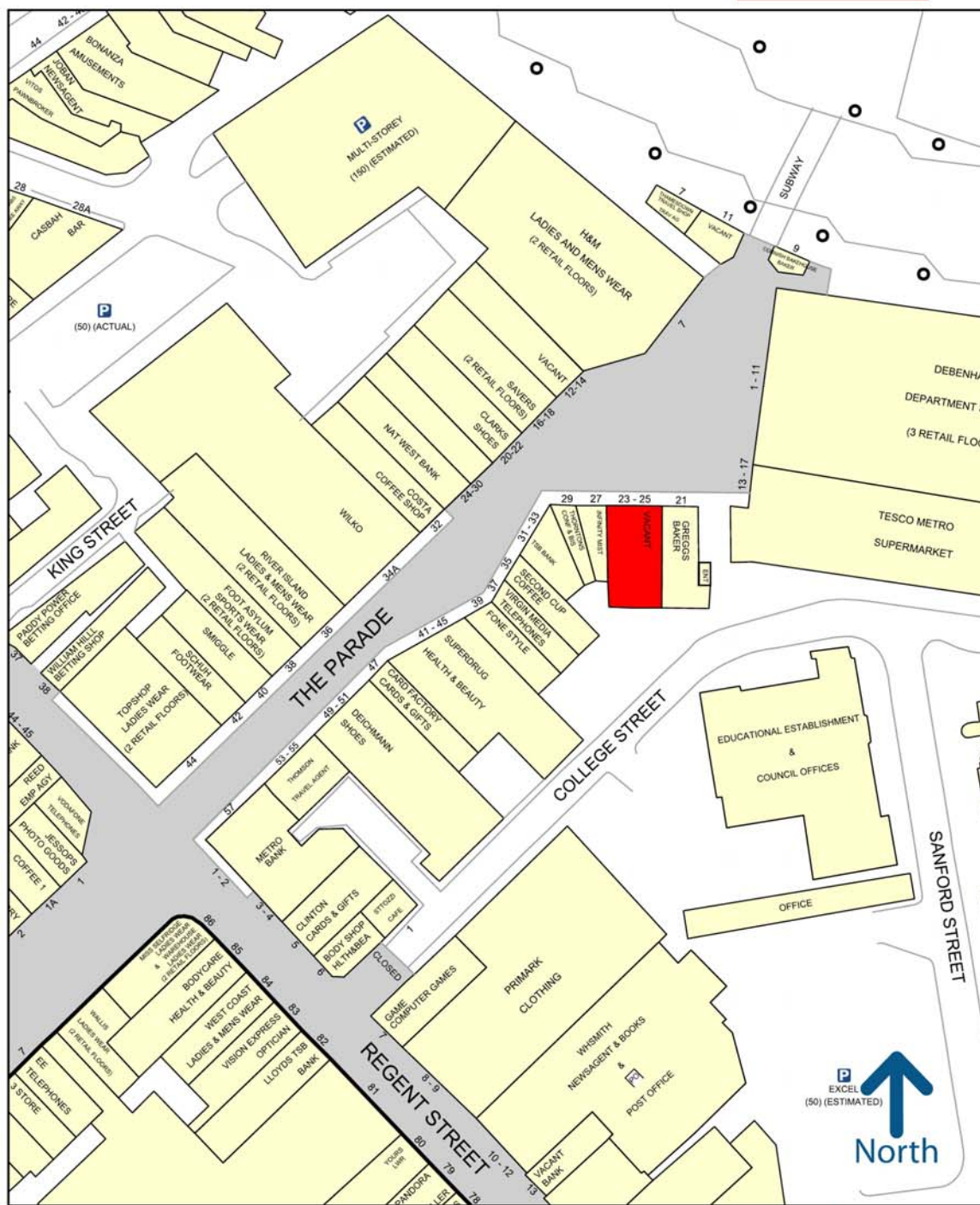
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Subject to Contract



Experian Goad Plan Created: 28/08/2019
Created By: GVA



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