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Property Particulars

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TO LET

13/14 Fleet Square Swindon SN1 1RQ

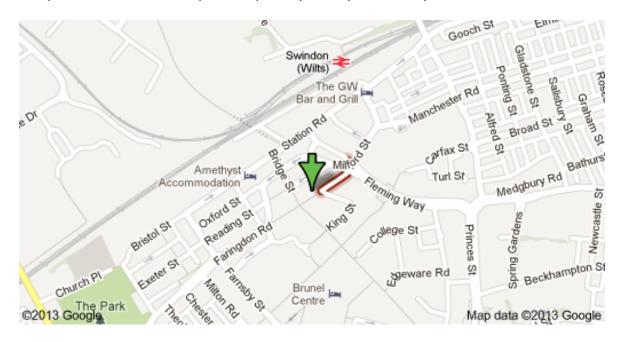
INCENTIVES AVAILABLE
Subject to Status



Approx. 2,022 sq.ft.

Location:

The property is located on the edge of the town centre, close to the main retail centre. Nearby occupiers include, JD Wetherspoons, Express by Holiday Inn, Subway and Roosters Piri Piri.



Description:

The premises comprise a ground floor unit, shown edged red on the plan, located adjacent to Roosters Piri Piri, in a modern development with residential apartments above.

The unit is in shell condition and comprises approximately 2,022 sq.ft. (gross internal).

Lease Terms:

A new full repairing and insuring lease will be granted, subject to five yearly rent reviews and a

service charge.

Rent:

£25,000 per annum exclusive.

Rates:

The tenant will be responsible for the business rates payable.

EPC

The property is currently shell and therefore an EPC is not currently required.

Legal Costs:

Each party to be responsible for their own legal costs involved in the transaction.

Viewing and

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

Further

Information:

Murray Walker **Keningtons LLP**

Tel: 01793 423351

Email: murraywalker@keningtons.com

Subject to contract, availability and satisfactory references

Keningtons LLP for the vendors or lessors of this property whose agents they are give notice that:

^{1.} The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

^{2.} All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of eac item.

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VAT may be payable on the purchase price and/or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

^{5.} Keningtons LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. The names of the partners may be inspected at the

