



Keningtons

Chartered Surveyors

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

Murray Walker
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Email: murraywalker@keningtons.com

Subject to contract, availability and satisfactory references

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