

TO LET



**Unit B, Plaza 21, Edgeware Road
Swindon, SN1 1HE**



750 - 1612 sq ft (69.6 - 149.83 sq m)

Extremely versatile accommodation

Great studio space

Close proximity to car parking

Planning use class E from September 2021

Town Centre location

Ground floor

Self-contained

Smethurst Property Consultants

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Location

Swindon is an important provincial centre and home to numerous national and multi-national companies including Honda, Intel, Nationwide and Zurich. Communication links are excellent with mainline rail access to London Paddington and Bristol Temple Meads both within 1 hour and the mainline railway station is only a 5-minute walk from the property.

The Plaza 21 development is close to the Brunel Shopping Centre and the new Regent Circus development comprising a new Morrison's supermarket, Cineworld cinema and numerous restaurants. There is ample car parking in the nearby multi storey car parks as well as a surface pay and display car park opposite the property.

The premises comprise a ground floor self-contained retail unit capable of being used for a variety of uses subject to planning. It is understood that the unit will fall under the revised Use Class E come September which will provide greater freedom between the use classes.

Accommodation

All measurements have been calculated on a gross internal basis in accordance with the 6th Edition of the RICS Code of Measuring Practice.

Area	Sq Ft	Sq M
Retail	1612	149.83
Total	1612	149.83

Terms

The property is available by way of a new lease agreement direct with the landlord for a term of years to be agreed at a rent of £15,000 per annum.

The property is available from September 2021.

Business Rates

The Valuation Office Agency website describes the property as "Shop and premises" with a rateable value of £14,966.

Interested parties should make their own enquiries to the local billing authority, Swindon Borough Council, to ascertain the exact rates payable. A change in occupation may trigger an adjustment for the rating assessment.

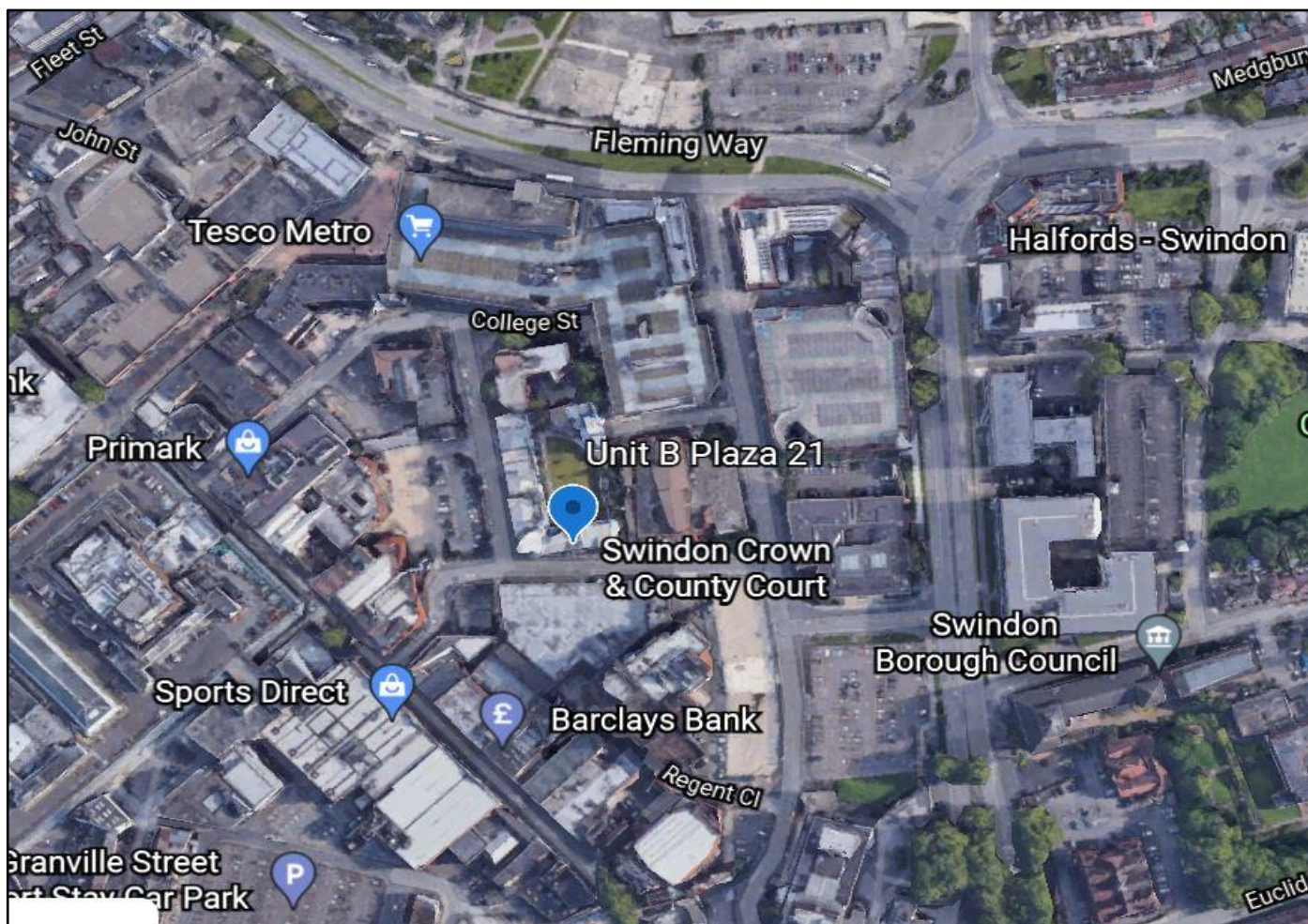
Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is C (66)

Location



Viewing

Viewing and further information is strictly by prior appointment through the agent:

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