

Shop To Let

12—14 The Parade, Swindon, Wiltshire



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August 2019
Subject to Contract

Description

The premises are situated within the pedestrianised Parade Shopping Centre adjacent to **Savers** and the new 25,000 sqft **H&M store** and close to **Debenhams**, **Tesco Metro**, **Clarks**, **Costa Coffee**, **Deichmann Shoes**, **River Island** and **Foot Asylum**.

Accommodation

The premises are arranged on ground and first floor with servicing from the rear comprising the following approximate dimensions and floor areas (measured on a net internal basis) :-

Gross Frontage	7.11 m	23/04 ft
Net Frontage	6.51 m	21/04 ft
Internal Width	6.97 m	22/11 ft
Shop Depth	28.15 m	92/04 ft
Ground Floor Sales	189 sqm	2,039 sqft
First Floor Stock	183 sqm	1,975 sqft

Lease

The premises are available on a 10 year lease on full repairing and insuring terms subject to five yearly rent reviews. The commencing rental is **£70,000 per annum** exclusive.

Business Rates

We understand that the property is assessed as follows: -

Rateable Value (2017):	£92,500
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.

EPC

The premises have an EPC rating of E 113.

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.



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

50 metres



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