





TO LET

Lock up retail / takeaway unit

- Busy District Centre
- New Lease
- Great transport links

LOCATION

The Property is located 3 miles west of Swindon Town Centre and just 1.7 miles from Junction 16 of the M4 via the B4534. The scheme provides a District Centre for the local area and consequently benefits from good levels of footfall, anchored by ASDA, but including a number of other occupiers including McDonalds, Dominos, Claires and Costa Coffee.

DESCRIPTION

The unit comprises a regular shaped mid terraced unit within the scheme's Town Square. Retail accommodation is provided across the ground floor on a single level. A single WC is provided to the rear. Loading is via the front or a pedestrian doorway to the rear service yard. Heating is by way of ducted gas fired hot air blower. There is also a three-phase electrical supply although only a single phase is currently connected.. The accommodation is currently fitted a Chinese Takeaway but can be reinstated, if necessary, subject to terms.

Unit B3 West Swindon District Centre, Tewkesbury Way, Swindon, SN5 7DL

ACCOMMODATION

Ground floor retail	126.73 Sq M	1,364 Sq Ft
Total	126.73 Sq M	1,364 Sq Ft

TERMS

The property is available to let on a new lease, terms to be agreed.

RENT

£27,500 per annum exclusive of VAT.

RATES

Unit B3 has a Rateable Value of £18,250 (2023/24). Rates payable may be subject to small business rate relief eligibility. We recommend interested parties make their own enquiries to Swindon Borough Council on 01793 445500 to verify these figures.

SERVICE CHARGE

A service charge is levied for the services provided in the centre and in the interest of the wider estate. Details upon request.

EPC

An EPC has been commissioned. Further information available from the agent.



PLANNING

The premises have been used predominantly as a take-away for a long period of time, currently falling within a 'Sui Generis' Use. The premises A planning application for change of use would be required for alternative uses, including Use Class E .

(Commercial, Business & Service).

FURTHER INFORMATION

Nathan Clark

07983 460230

nathan.clark@csquaredre.co.uk

SUBJECT TO CONTRACT



91-93 Alma Road, Clifton,
Bristol, BS8 2DP

t 0117 973 1474

e info@csquaredre.co.uk

www.csquaredre.co.uk

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