

to let

On the instructions of



Kiosk Retail Unit 2 Theatre Square, Swindon, SN1 1QN



Town centre retail kiosk property, in pedestrian area.
Ground floor 309 sq.ft.

Location

The property is located in Theatre Square, in close proximity to the Wyvern Theatre and the Regent Circus development which includes Morrison Supermarket, Cineworld and a number of restaurant outlets.



Description

The property is a mid-terrace lock up retail/kiosk unit with a fully glazed shop front with security shutters. The unit has fluorescent strip lighting and a vinyl floor covering. Existing shop fittings including display shelving and counter can be removed.

There is allocated WC accommodation in the underground communal area and additional basement storage if required, subject to availability. There is no water supply to the retail unit itself.



Accommodation

The property has been measured on a net internal basis and found to provide the following approximate area.

Ground floor retail	309 ft ²	28.71 m ²
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User

The property has planning for A1 uses. The following uses **will be excluded**, mobile phone repairs and accessories, Nail bar, hairdressing. A3 and A5 uses **will not be considered**.

Tenure

The property is being offered on a new full repairing and insuring lease for a term to be agreed. A minimum term of 12 months will be considered.

The quoting rent is £6,900 per annum exclusive. (£575 per month). VAT is applicable, but rent can be paid monthly in advance.

Business Rates

The tenant will be responsible for the rates payable. The premises are assessed as shop and premises with a rateable value of £6,200. Qualifying tenants will receive 100% small business rates relief.

Service Charge

In addition to the rent the tenants pay a service charge which for unit 2 is currently £373.56 plus VAT per annum.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Energy Performance Certificate

The property has an EPC rating of D83. A copy of the EPC is available on request.

Viewing and Further Information

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

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