

Unit 1, Ellendune Local, Hall Close, Wroughton, Swindon, SN4 9LN

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	700	65
TOTAL	700	65

Description

The premises are located within Ellendune Shopping Centre, a busy local parade situated a short distance from Wroughton High Street, anchored by Tesco Express with other occupiers trading including Prospect Hospice and Haine & Smith Opticians.

Rent

£20,000 per annum exclusive.

Rates

Rateable value of £10,500. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £1,000 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

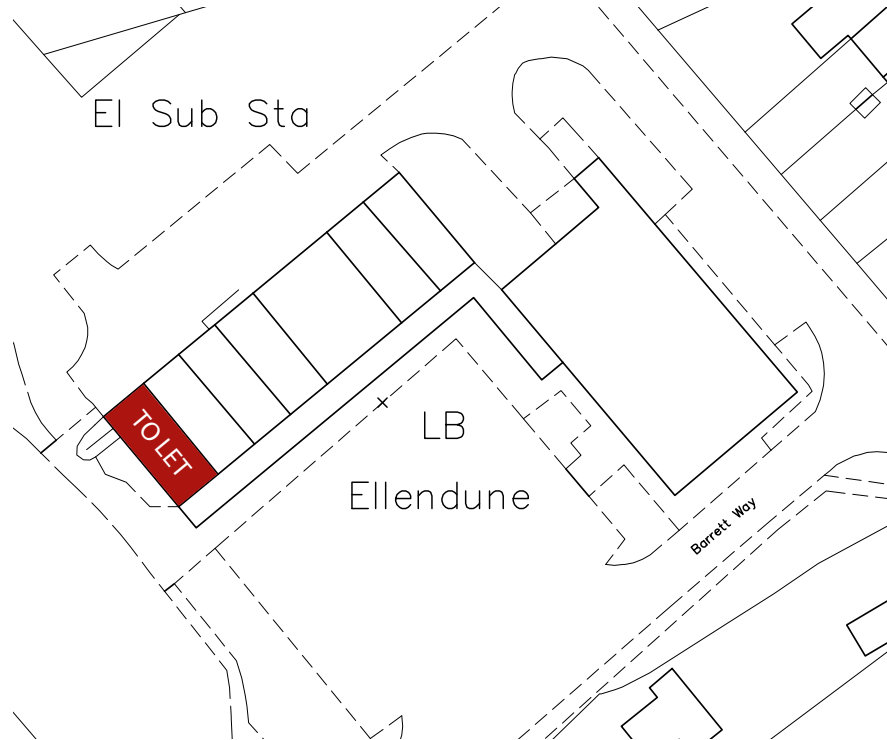
Energy Performance

Unit 1 has an EPC Rating of B. Further information available upon request.

Location - SN4 9LN

Swindon is strategically located on Junctions 15 and 16 of the M4 Motorway, providing direct access to London and Bristol, and the A419 providing access to the M5 motorway.

The town is an important provincial centre and has attracted many major companies such as Zurich Financial Services, Nationwide Building Society, Honda Manufacturing and Intel. Purpose built shopping scheme in village with onsite car parking, and located close to the public library and medical centre.



Planning

We understand that the property has a Class E planning consent.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing

Strictly via prior appointment with the appointed agents:

arc incorporating
downing bentley
Retail Property Consultants
01242 222 369
www.arcetail.co.uk

Anthony Walker 07496 519790
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Carter Jonas

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