



CLIVE PARADE

Swindon  
Wiltshire  
SN2 1AJ

Occupiers Include

**Ladbrokes**  
**Londis**



**KFC**



# M CLIVE PARADE

## SITE PLAN



**250k** Catchment Population

within a 20 minute drive time



**19,932** sq.ft

Total development



**17**

Retail units on site

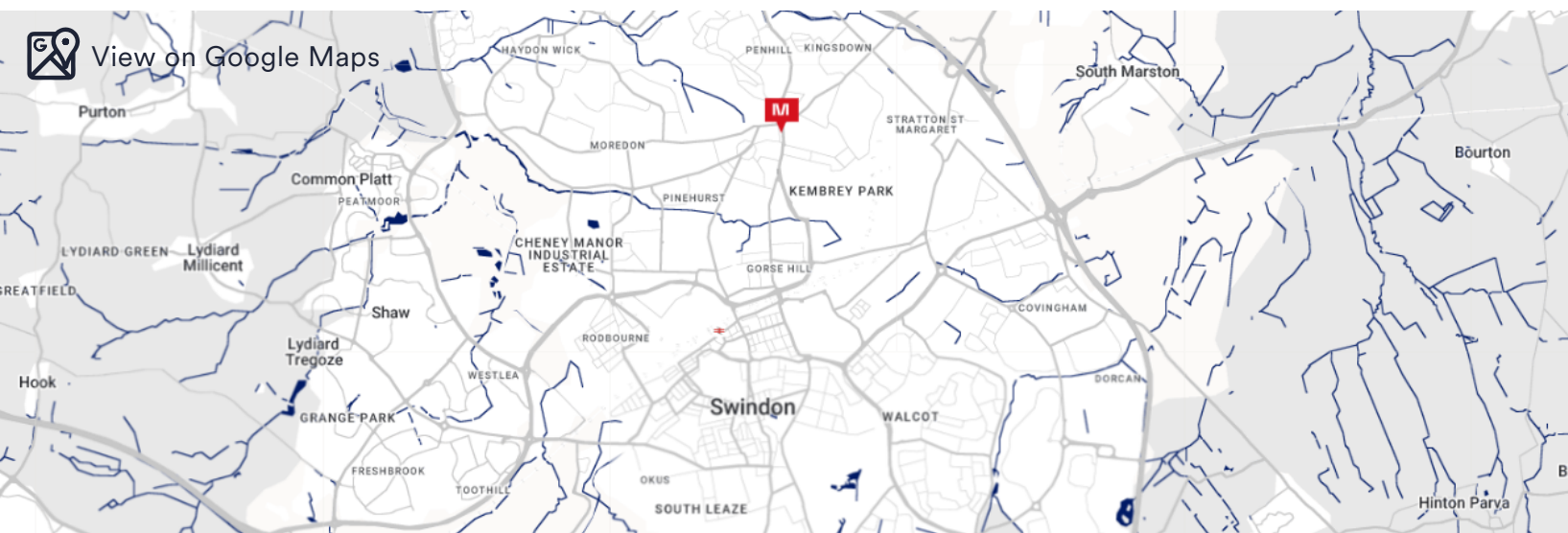


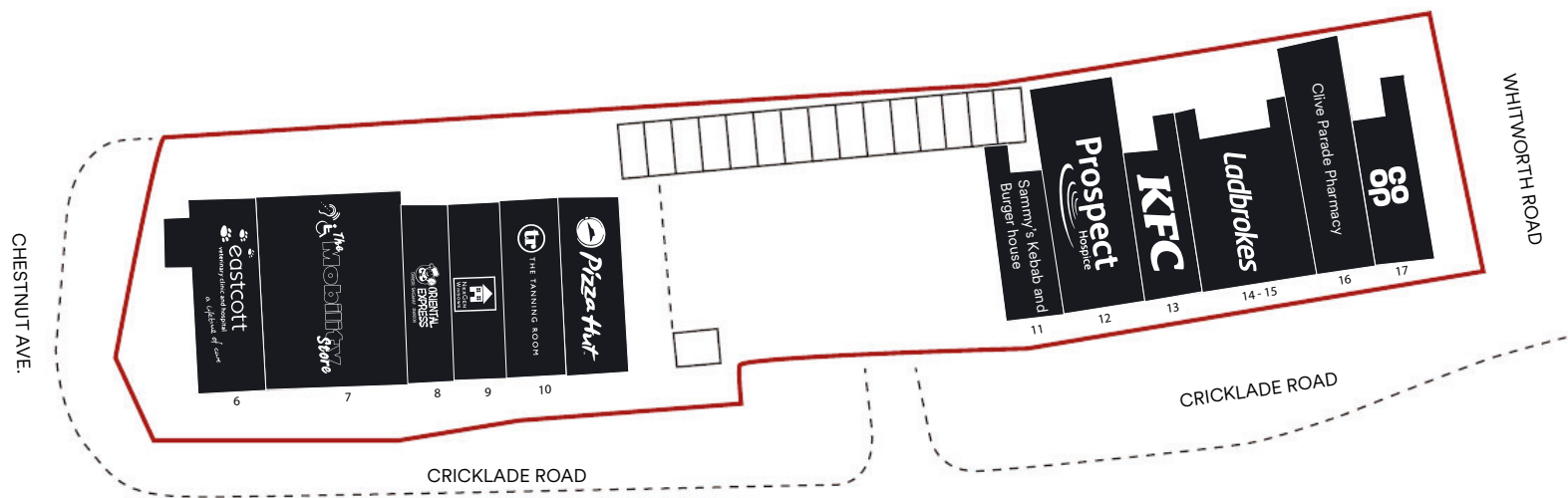
**sidelined.reliving.punters**

What Three Words



View on Google Maps





## DESCRIPTION

Clive Parade is a well-established mixed-use retail parade located in the busy town of Swindon, approximately 35 miles east of Bristol and 80 miles west of London.

The parade is prominently positioned on Cricklade Road, a key arterial route just north of Swindon town centre, and benefits from strong local footfall and excellent transport links.

The estate comprises 17 retail units with residential accommodation above and is supported by on-site customer parking.

Existing occupiers include a mix of independent retailers and service providers, contributing to a vibrant and diverse tenant mix.

## RATEABLE VALUE

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE & INSURANCE

All units in the scheme contribute to the service charge. The landlord insures the structure and recovers the cost of the premium from the tenant.

## PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

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



**LCP.**  
part of M Core



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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.