

PRIME SHOP TO LET

SWINDON

UNIT 3, THE LOCK, CANAL WALK



Description

The property is located on the prime pedestrianised Canal Walk and is adjacent to **JD Sports** and **Card Factory**. The premises are in close proximity to a number of national retailers including **Metro Bank**, **Vodafone**, **HSBC**, **Three**, **EE**, **Coffee #1** and **Greggs**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The property provides the following approximate areas:

Gross Frontage	31 ft	(9.45 m)
Net Frontage	27 ft 6 ins	(8.4 m)
Shop Depth	103 ft 9 ins	(31.6 m)
Ground Floor Sales	2,748 sq. ft.	(255.3 sq. m)
First Floor Sales	1,620 sq. ft.	(150.5 sq. m)
First Floor Ancillary	856 sq. ft.	(79.53 sq. m)

Lease

The premises will be available immediately on a new effective full repairing and insuring lease for a term to be agreed.

Rent

£85,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £10,130 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£94,500
UBR (20/21)	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 76. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

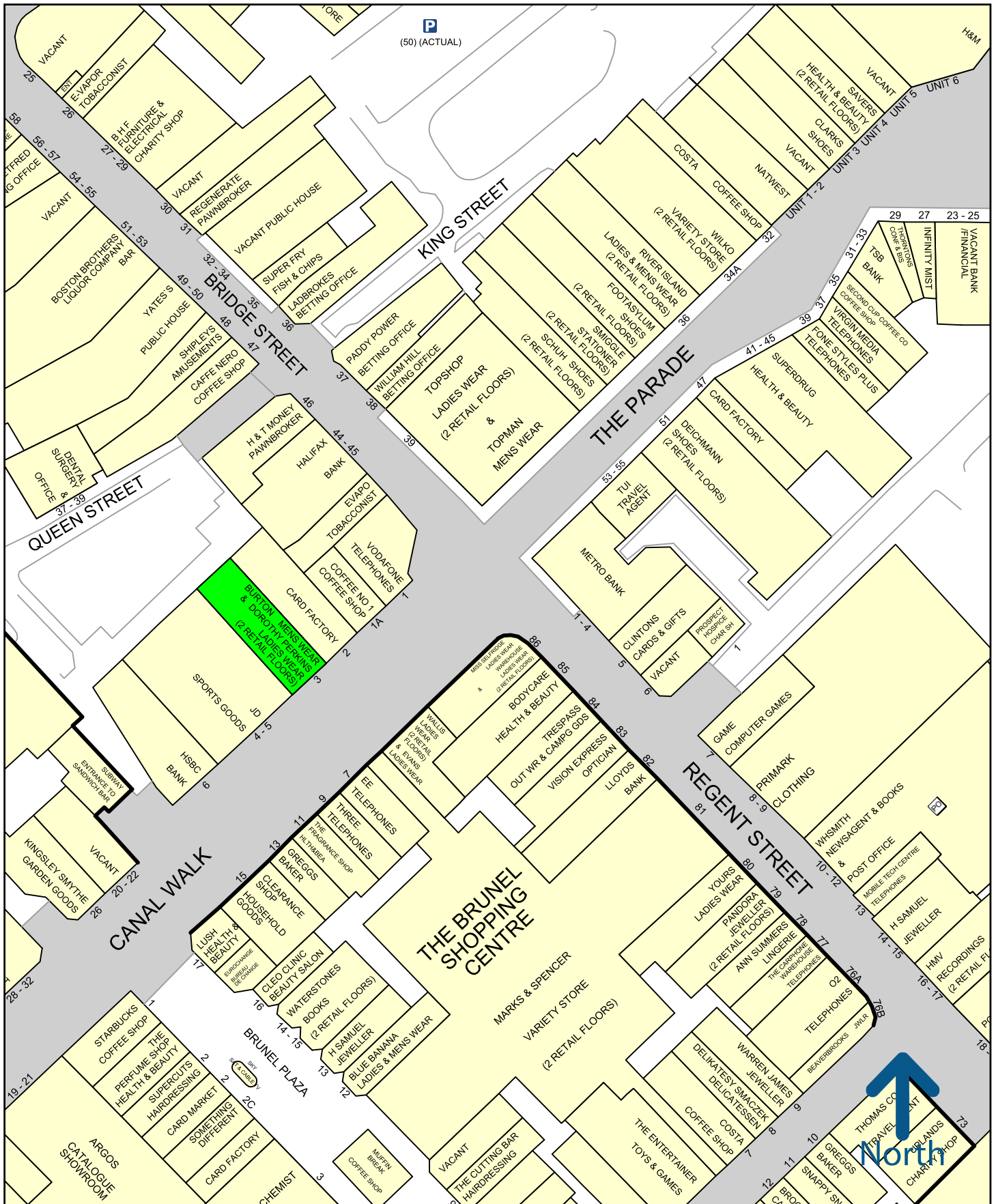
Viewing

Viewing is strictly by prior appointment through sole agents, **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 01/07/2019

Created By: Green and Partners



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