

# Kilpatrick & Co

Commercial Property Consultants

## SHOP/OFFICES TO LET 1,718 sq ft (159.6m<sup>2</sup>)



**Ground Floor  
18-20 Commercial Road  
Swindon  
Wiltshire  
SN1 5NF**

**01793 • 643101**

[www.kilpatrick-cpc.co.uk](http://www.kilpatrick-cpc.co.uk)

Delta 602, Delta Office Park, Welton Road, Swindon, Wilts. SN5 7XF

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**LOCATION:** The property is situated along Commercial Road, the well-established financial and professional services location as well as supporting many independent retailers, all within easy walking distance of Swindon's primary shopping area. The property occupies a prominent position on Commercial Road, next door to *Morrison & Masters* and Jade Salon. Access to Granville Street car park is close by.

**DESCRIPTION:** The property has an aluminium shop front with a large display window overlooking Commercial Road. Double entrance doors lead into a large area currently set out as open plan offices with to the rear partitioned offices/meeting rooms, a staff room/kitchenette and male and female toilets. There are 2 car parking spaces to the rear. The premises are suitable for continued A2 use or conversion to retail.

**ACCOMMODATION:** The property has been measured on a net internal basis, in accordance with the RICS Code of Measuring Practice as follows:-

GF: Shop/Offices:	1,508 sq ft
Staff room/kitchenette:	210 sq ft
WC:	-
Total:	<u>1,718 sq ft (159.6 m<sup>2</sup>)</u>

Alternatively the property may be subdivided into 2 units of 785 sq ft and 700 sq ft, each having shared use of toilets, kitchen and mess room of 357 sq ft.

**AVAILABILITY:** The property is available to let as a whole or in 2 parts on a new effectively full repairing and insuring lease for a term to be agreed.

**RENT:** **Whole:** £25,000 per annum, exclusive VAT, (if applicable) and outgoings. Potential to split into 2 units at rents of £14,500 p.a. and £13,500 per annum, exclusive VAT, (if applicable) and outgoings.

<b>BUSINESS RATES:</b>	Rating List Description:	Offices & Premises
	Rateable Value (2017):	£30,000
	Uniform Business Rate (2019/2020)	£0.491
	Full Rates Liability (2019/2020)	£14,730.00

Should the property be subdivided, it will be liable for reassessment for business rates and may qualify for Small Business Rates Relief. Further information on business rates is available from Swindon Borough Council on 0845 602 0146.

**EPC:** In accordance with the Energy Performance of Buildings (Certificates and Inspections) (England & Wales) Regulations 2007, an Energy Performance Certificate has been requested.

**LEGAL COSTS:** Each party is to bear their own legal costs incurred in the transaction.

**VIEWING:** Strictly by prior appointment with the sole agents, **Kilpatrick & Co** on **01793 643101**.

10/12/2019

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REPRODUCED BY COURTESY OF :		Geographers' A-Z Map Company Ltd	
REF : 18-20 Commercial Road, Swindon, SN1 5NS	Site Plan	SCALE : Not to Scale	↑ N
Shown outlined in red			
REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. CROWN COPYRIGHT RESERVED.		THIS PLAN IS PUBLISHED FOR CONVENIENCE OF IDENTIFICATION ONLY AND ALTHOUGH BELIEVED TO BE CORRECT ITS ACCURACY IS NOT GUARANTEED AND IT DOES NOT FORM PART OF ANY CONTACT.	
			

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