



TO LET

GROUND FLOOR LOCK-UP SHOP

596 SQ FT (55.40 SQ M)

**45 COMMERCIAL ROAD, SWINDON,
WILTSHIRE, SN1 5NX**

Kavanagh's

LOCATION

45 Commercial Road is an end of terrace ground floor lock-up shop which has a prominent display window with return frontage to Commercial Road/New Hall Street. The property comprises a large open plan retail area, beyond which is a small kitchen and separate WC. The property has direct line of sight to Havelock Street which leads in to the centre of the primary retail area of Swindon.

DESCRIPTION

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ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the property has been measured on a net internal area basis and the floor areas have been calculated as follows;

Ground floor - 596 sq ft (55.40 sq m)

SERVICES

We are advised that mains drainage, water and electricity are connected. However, we have not verified the existence or tested any of the service installations and advise that interested parties make their own investigations as to their state and condition.

TERMS

The property is available by way of assignment of the existing 10 year lease dated the 4th March 2019 at the passing rent of £10,000 pax

RATES

The Valuation Office Website describes the property as 'shop and premises' with a rateable value of £13,250. The rates that you pay will depend upon individual circumstances of your business. Enquiries should be made to the local billing authority - Swindon Borough Council.

VAT

We are informed by our client that the property is VAT elected.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC RATING (This is how energy efficient the property is)

Certificate reference no.: 0990-9967-0361-3330-2000
C (51-75) = 64

VIEWING

Contact: Stephen Brickell
Tel: 01225 341490
Email: stephenbrickell@kavanaghs.co.uk

MONEY LAUNDERING REGULATIONS

Tenants/purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing

Important Notice

These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Kavanaghs has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Kavanaghs and accordingly we recommend you obtain advice from a specialist source. (10/20) 10451

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