

Shop To Let

39 The Parade, Swindon, Wiltshire



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February 2019
Subject to Contract

Description

The premises are situated within the pedestrianised Parade Shopping Centre adjacent to **Superdrug** and **Virgin Media** and close to **Foot Asylum**, **River Island**, **Card Factory**, **Deichmann Shoes**, **Clarks** and **Costa Coffee**.

Accommodation

The premises are arranged on ground floor comprising the following approximate dimensions and floor areas (measured on a net internal basis):-

Gross Frontage	5.35 m	17'7"
Internal Width	4.76 m	15'7"
Shop Depth	17.66 m	57'11"
Ground Floor Sales	90 sqm	973 sqft
First Floor Stock	47 sqm	501 sqft

Lease

The premises are available on a 10 year lease on full repairing and insuring terms subject to five yearly rent reviews. The commencing rental is £55,000 per annum.

Business Rates

We understand that the property is assessed as follows: -

Rateable Value (2017)	£48,000
UBR (2018/2019)	49.3p

This may be subject to transitional arrangements or appeal. Interested parties should make their own enquiries with the Local Rating Authority.

EPC

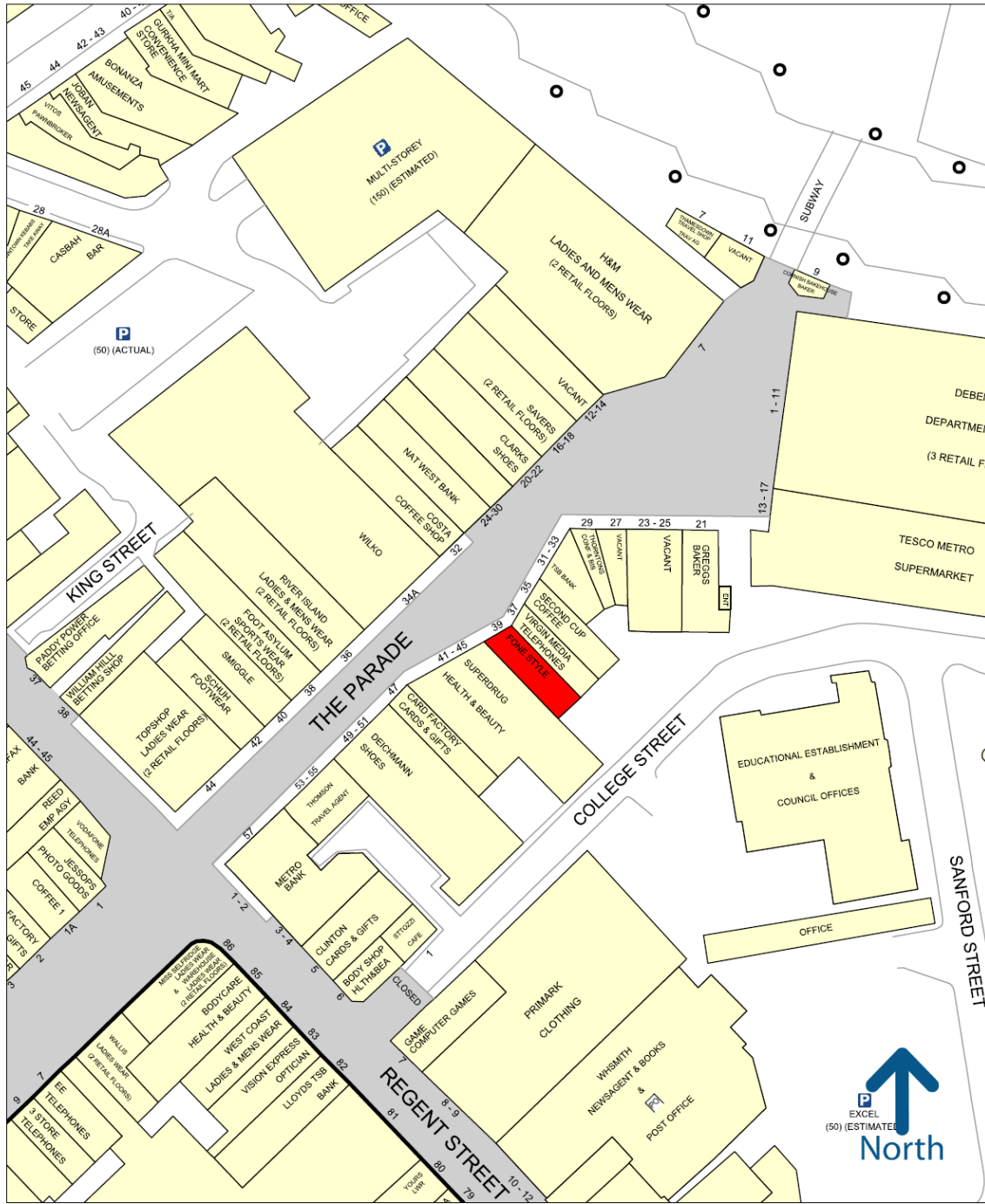
The premises have an EPC rating of D85.

Legal Costs

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

VAT

VAT if applicable, will be charged at the standard rate.



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