

**28 HAVELOCK STREET, SWINDON, WILTSHIRE, SN1 1SD**



**SHOP TO LET**  
**875 sq ft (81.3 m<sup>2</sup>)**

- *Suitable for retail or alternative uses in Class E*
- *Busy pedestrianised street*



# 28 HAVELOCK STREET, SWINDON, WILTSHIRE, SN1 1SD

**LOCATION:** Swindon is the largest commercial centre in Wiltshire and lies approximately 80 miles west of London, 40 miles east of Bristol and west of Reading. The town has excellent transport links with direct access to Junctions 15 & 16 of the M4 motorway. Havelock Street lies just south of Havelock Square and is a pedestrianised street favoured by independent retailers, restaurants, café's and charity shops.

**DESCRIPTION:** The premises comprise a 2 storey shop with a ground floor retail area with storage and a first floor comprising of storage, kitchenette, office & WC. The property also has rear access and 2 car park spaces at the rear.

**SIZE:** Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground Floor: Shop/Stores	543 sq ft
First Floor: Stores/Kitchen	332 sq ft
WC	—
Total:	<hr/> 875 sq ft (81.3 m <sup>2</sup> )

**SERVICES:** We are advised that all mains services are connected to the property but we have not carried out any tests of services or service appliances.

**AVAILABILITY:** The premises are available on a new full repairing and insuring lease for a term to be agreed.

**RENT:** £20,000 per annum, exclusive of vat (if applicable) & outgoings.

**BUSINESS RATES:** Informal enquiries via the Valuation Office website indicates that the property is assessed as follows:-

Description:	Shop & Premises
Rateable Value (2026):	£13,750
Uniform Business Rate (2026/27):	£0.382
Full Rates Liability (2026/27):	£5,252.50

**NB:** Small Business Rates Relief may be available to qualifying occupiers. Further information on business rates is available from Swindon Borough Council on 03453022316.

**EPC:** The current Energy Performance Certificate for this property is Band E (104).

**LEGAL COSTS:** Each party is responsible for their own legal costs in the transaction.

**VIEWING:** Strictly by appointment with sole agents **KILPATRICK & CO** on **01793 643101**.

## Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



**N.B.** Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.

27/04/2026

