

Flagship Store to Let

SWINDON

4-4 The Parade

Location

The property occupies an enviable corner pitch in Swindon Town Centre, located at the junction of Regent Street and The Parade Shopping Centre, adjacent to Schuh. National retailers in the nearby vicinity include Metro Bank, Smiggle, Foot Asylum, River Island, Wilko and Deichmann.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The premises are arranged over ground and first floor comprising the following approximate net internal floor areas:-

Ground Floor Sales	4,483 sq ft	416 sq m
First Floor Sales	4,139 sq ft	384 sq m

Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, at a commencing rent of £175,000 per annum exclusive.

EPC

An EPC has been commissioned and a copy can be made available upon request.



Rates

We have been verbally advised that the property is assessed as follows:

Rateable Value	£222,000
UBR (2020/2021)	£0.512
Rates Payable	£113,664

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

Legal Costs

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

Viewing

All viewings are strictly by prior appointment.

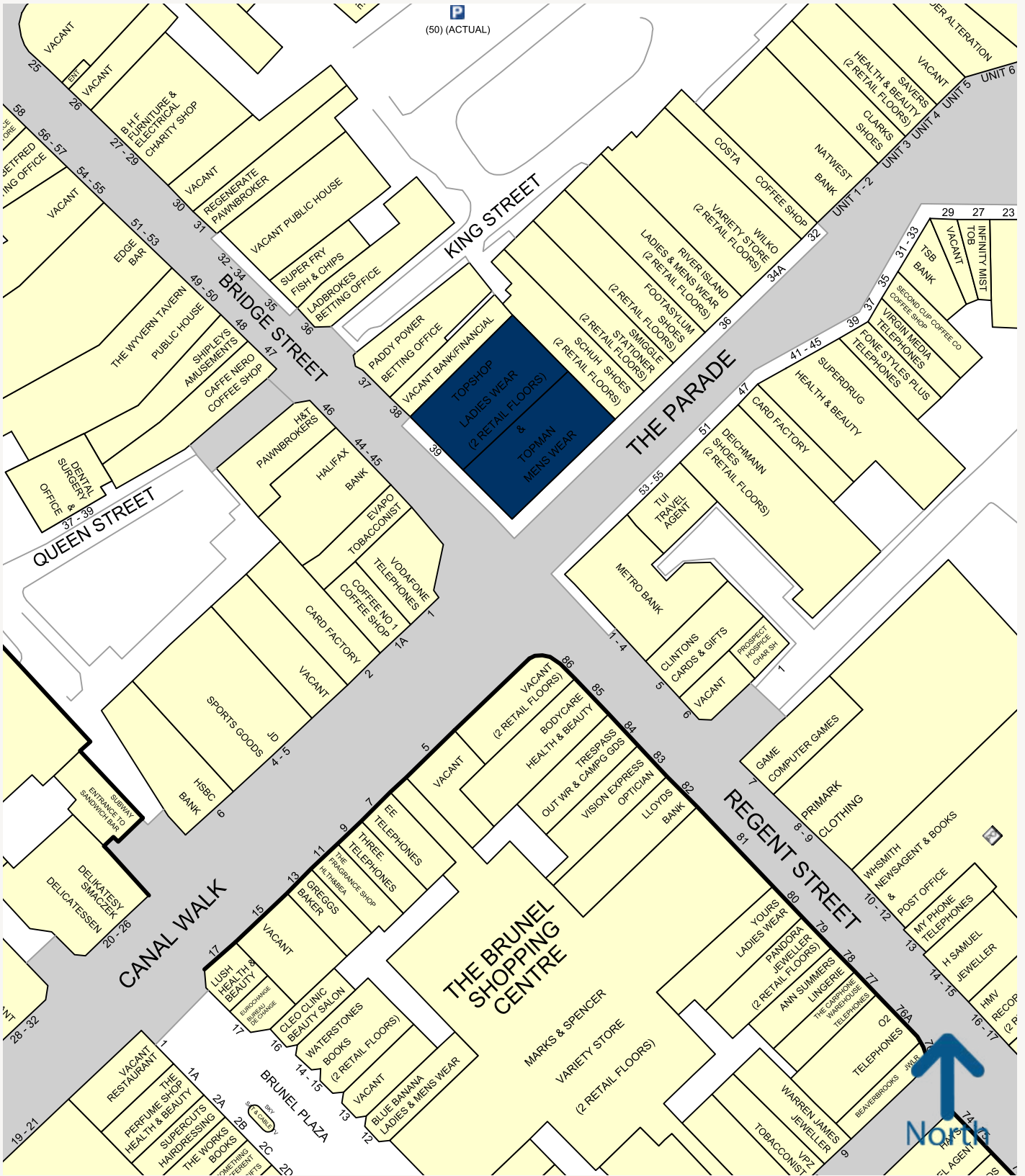
For further information or arrangements to inspect please contact:

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