

Swindon, Wroughton, Unit 9a Ellendune Shopping Centre, SN4 9LN

Retail Premises – Leasehold
Unit Alongside Tesco Express



LOCATION

The subject property is situated within a neighbourhood residential parade known as Ellendune Shopping Centre within the village of Wroughton. The property is adjoined by **Tesco Express** with other multiple retailers in the development including **Prospect Hospice** and **Morrisons Local**

The village of Wroughton is situated approximately 3 miles south of Swindon.

DESCRIPTION

The property comprises a ground floor commercial unit benefitting from sales and ancillary storage together with a small mezzanine providing additional storage or office accommodation at first floor level.

ACCOMMODATION

Ground Floor Sales	74.53 sq m	802 sq ft
Rear Ancillary Storage	30.43 sq m	328 sq ft
Mezzanine Storage	13.42 sq m	144 sq ft

(The floor areas above are approximate).

TENURE

The property is available by way of a new lease for a term of years to be agreed.

RENT

£20,000 per annum exclusive (TWENTY THOUSAND POUNDS)

RATES

£13,250

Small Business Rates Relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to business rates relief: smallbusinessratesrelief.gov.uk

EPC

D93 – Valid until 23rd September 2031.

SERVICE CHARGE

The property will be subject to a service charged based upon £2 per sq ft, capped to annual CPI increases.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

Possession is available upon completion of legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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0121 643 9337

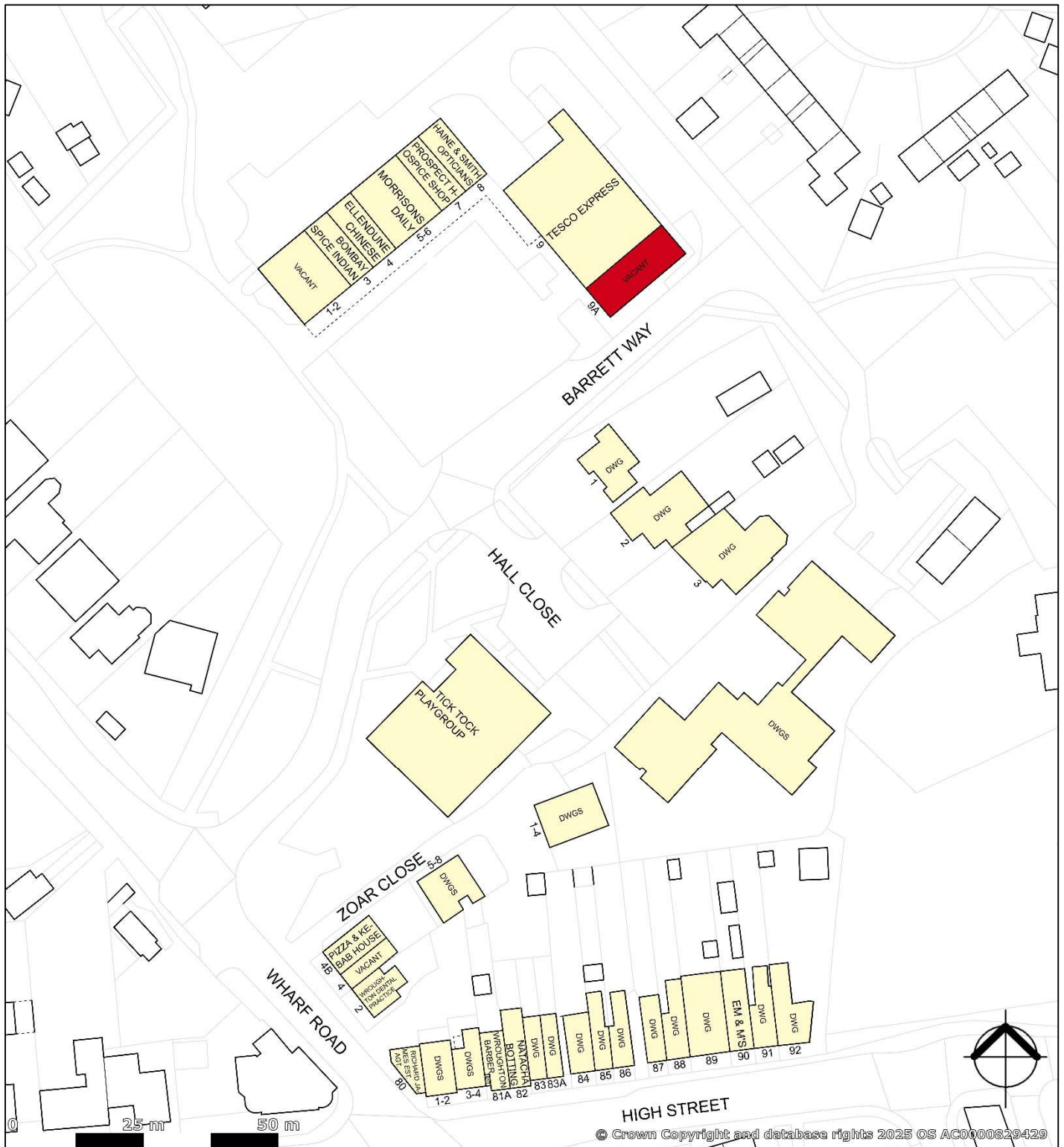
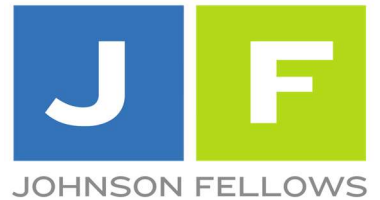
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