

To Let

On the instruction of



Kiosk Retail, Unit 2 Theatre Square, Swindon, SN1 1QN

309 ft² 28.71 m²



- Town Centre Retail Kiosk Property
- Located in Pedestrian Area

Location

The Property is located in Theatre Square, in close proximity to the Wyvern Theatre and the Regent Circus development which includes Morrison Supermarket, Cineworld and a number of restaurant outlets.



Description

The Property is a mid-terraced lock up retail/kiosk unit with a fully glazed shop front with security shutters. The unit has fluorescent strip lighting and vinyl floor covering. Existing shop fittings including display shelving and counter can be removed.

There is allocated WC accommodation in the underground communal area and additional basement storage if required, subject to availability. There is no water supply to the retail unit itself.



Accommodation

The property has been measured on a net internal basic and found to provide a retail area of:

28.71 m² **309 ft²**

Lease Terms

The property is available on a new effective full repairing and insuring lease for a term to be agreed. The asking rent is £6,900 per annum exclusive



Service Charge and Insurance

In addition to the rent, the tenant will be responsible for a service charge which covers the upkeep of the external areas and common parts of Kiosk Unit 2 which includes sweeping and litter patrols, signage, floral displays and external window cleaning

VAT

VAT is applicable to the rent and service charge.

Business Rates

The Tenant is responsible for the rates payable on the property and is reassessed as a shop.

Energy Performance Certificate

The property has an EPC rating of D83. A copy of the EPC is available on request.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.



Viewing and Further Information

For further information or to arrange an inspection, please contact:

Jeremy Sutton or Melisha Dias Graham + Sibbald

01793 423351, jeremy.sutton@g-s.co.uk or melisha.dias@g-s.co.uk

Date October 2022

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