

# To Let

**38A GAINSBOROUGH AVENUE,  
ROYAL WOOTTON BASSETT, SN4 8LA**

**677 ft<sup>2</sup> 62.88m<sup>2</sup>**



Lock-up retail unit in small local shopping parade within residential area of Royal Wootton Bassett. Suitable for all retail uses within use class E. Sui Generis uses such as hot food takeaways and Tattoo Studios will require planning for a change of use.

## Location

Royal Wootton Bassett is a busy market town located within 2 miles of J16 of the M4 to the south west of Swindon.

The property itself is situated in a parade of four retail units on Gainsborough Avenue in a residential area on the north west side of the town centre.

Other retailers in the parade include a convenience store, Papa John's Pizza and Chinese takeaway.



## Description

The property is an end terrace ground floor lock up unit. The shop front is an uPVC covered metal frame double glazed unit with a double personal entrance door. There is a metal electrically operated security shutter.

Internally, there is a suspended ceiling with recessed LED lighting. There is a small stores area and WC facilities beyond the retail area.

There is a single door access to a small secured yard at the rear of the property.



## Accommodation

The property provides the following approximate areas:

Retail Sales	49.69 m <sup>2</sup>	535 ft <sup>2</sup>
Rear Stores	13.19 m <sup>2</sup>	142 ft <sup>2</sup>
<b>TOTAL</b>	<b>62.88 m<sup>2</sup></b>	<b>677 ft<sup>2</sup></b>



## 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 £12,000 per annum exclusive.

## VAT

VAT is applicable to the rent.

## Planning

The property has planning for uses falling within use class E, which includes E(a) retail sales of goods other than hot food or E(b) for the sale of food and drink for consumption (mostly) on the premises. Other sui generis uses such as hot food takeaways will require planning for a change of use and will need to make suitable provision for extraction as will any E(b) use.

## Business Rates

The property is assessed as shop and premises with a rateable value of £9,300. A qualifying tenant will receive 100% Small Business Rates Relief.

## Energy Performance Certificate

The property has an EPC rating of D87 and a copy of the certificate 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:

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