

To Let

**UNIT 9, CAVENDISH SQUARE, WHITBOURNE
AVENUE, SWINDON, SN3 2GD**

971 ft² 90.19 m²



Lock-up retail property in popular neighbourhood shopping centre in East Swindon.

Available to combine with adjacent unit.

Location

The property is located in Cavendish Square, the local shopping area for the densely populated residential areas of Parks and East Walcot. Occupiers at Cavendish Square, include Co-op Supermarket, Lloyds Pharmacy, William Hill, a Post Office, Barnardo's and various local retailers, hairdressers and takeaways.



Description

The property is a lock-up retail unit with full height, glazed windows incorporating a single entrance door. The unit is adjoined to unit 10 consisting of similar specifications.

The property currently provides plaster finishes to the walls, suspended ceiling with recessed fluorescent strip lighting and includes a vinyl floor covering at the front area of the unit.

There are separate store areas and a set of double doors leading to the service yard to the rear. The unit has a single wc located in the stores area.

Accommodation

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

971 ft² (90.19 m²)



User

The Property has planning for Sui Generis use i.e. hot food takeaways.

Other uses within Class E, includes E(a) retail sale of goods (excluding hot food). Use class E(b) for the sale of food and drink for consumption (mostly) on the premises will be subject to planning permission.



Lease Terms

The property is available to let on a new effective full repairing and insuring lease for a term to be agreed.

Unit 9 and Unit 10 are available to let as a single tenancy lease. Rent on application.

Service Charge and Insurance

The lease contains a service charge provision and the current service charge is £2,135 plus VAT per annum.

Business Rates

The tenant will be responsible for the rates payable. The property is assessed as Shop and Premises with a Rateable Value of £12,250.

Energy Performance Certificate

The current EPC for the property has expired and a new EPC is being obtained.

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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December 2022

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