

To Let

CAFÉ, CENTRAL LIBRARY, REGENT CIRCUS, SWINDON, SN1 1QG

Approx. **436 ft²** 40.5 m²



Cafe premises available within the Central Library, Swindon.

Offers invited.

Use of large courtyard seating area included.

Location

The Café is located inside the Central Library of Swindon. The Central Library is situated in close proximity to Wyvern Theatre and the Regent Circus complex.



Lease Terms

The retail space is available on a new internal and all-inclusive lease for a term to be agreed. The tenant is responsible for repairing and insuring the fixtures and fittings of the property.

Offers are Invited.

Description

The Café is situated on the ground floor of the Central Library building. The accommodation offers basic facilities to run a small Café with the use of inside and outside seating. Approved Café activities include serving teas and coffees, soft drinks, sandwiches, cakes and other similar products and only food items that require heating as no cooking or food preparation will be permitted. An inventory of all fixtures and fittings to include the current display and counter can be provided on request. Please note, appliances present within the retail space are not tested and will require certification.

The property benefits from a curved front with a wooden counter and metal security shutters. Toilet accommodation includes male, female and disabled wc's located on the ground floor, shared with visitors of Central Library. Hours of operation will be restricted to the opening and closing times of the Library building, which are currently as follows:

- Sunday** – Closed
- Monday** – 10:00 – 17:30
- Tuesday** – 10:00 – 17:30
- Wednesday** – 10:00 – 17:30
- Thursday** – 10:00 – 17:30
- Friday** – 10:00 – 17:30
- Saturday** – 10:00 – 16:00

Accommodation

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

Approx. 40.5 m² 436 ft²



Service Charge and Insurance

The service charge and insurance is included within the rent of the retail space.

VAT

VAT is applicable to the rent.

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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