



TO LET

1&2 ELLENDUNE SHOPPING CENTRE, WROUGHTON, SWINDON, SN4 9LN

****A SPILT INTO TWO UNITS MAY BE CONSIDERED****

LOCATION

Wroughton is located between junctions 15 & 16 of the M4 Motorway. Providing direct access to London and Bristol, and the A419 providing access to the M5 Motorway.

Ellendune Shopping Centre, is a busy local purpose built parade, situated a short distance from Wroughton High Street. The Scheme is anchored by Tesco Express with other local occupiers including Prospect Hospice and Haine & Smith Opticians.

Free customer parking is available outside.

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

	Unit 1	Unit 2	Combined
Internal Width	5.07m (16'8)	5.26m (17'3)	10.33 m (33'11)
Internal Depth	11.37m (37'4)	13.48m (42'3)	13.48 m (42'3)
Sale Area	64.40m ² (693 sq ft)	65.20 m ² (702 sq ft)	129.60 m ² (1395 sq ft)

Servicing is available from the rear.

CONTACT

Carter Jonas
St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk/commercial

Stuart Williams

0117 363 5693 | 0117 922 1222
stuart.williams@carterjonas.co.uk

Timothy Edgell

0117 3635702 | 0117 922 1222
Timothy.edgell@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

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LEASE

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£40,000 per annum, exclusive for whole or £20,000 per annum exclusive for each half.

PLANNING

We understand the property has a Class E planning consent. So would be suitable for retail, office, café restaurant & some medical uses, subject to landlord consent.

SERVICE CHARGE & INSURANCE

The unit participates in a service charge of £2,000 per annum. The Landlord will insure the premises and the premiums to be recovered from the tenant.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value:

Unit 1	£10,500
Unit 2	£10,500

As individual units, it is our understanding that this is below the threshold for paying any rates. This assessment may change if let as a whole.

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to:

<https://www.gov.uk/government/publications/business-rates-retail-discount-guidance>

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A certificate rated B is available on request

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Edgell
timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

Stuart Williams
Stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial

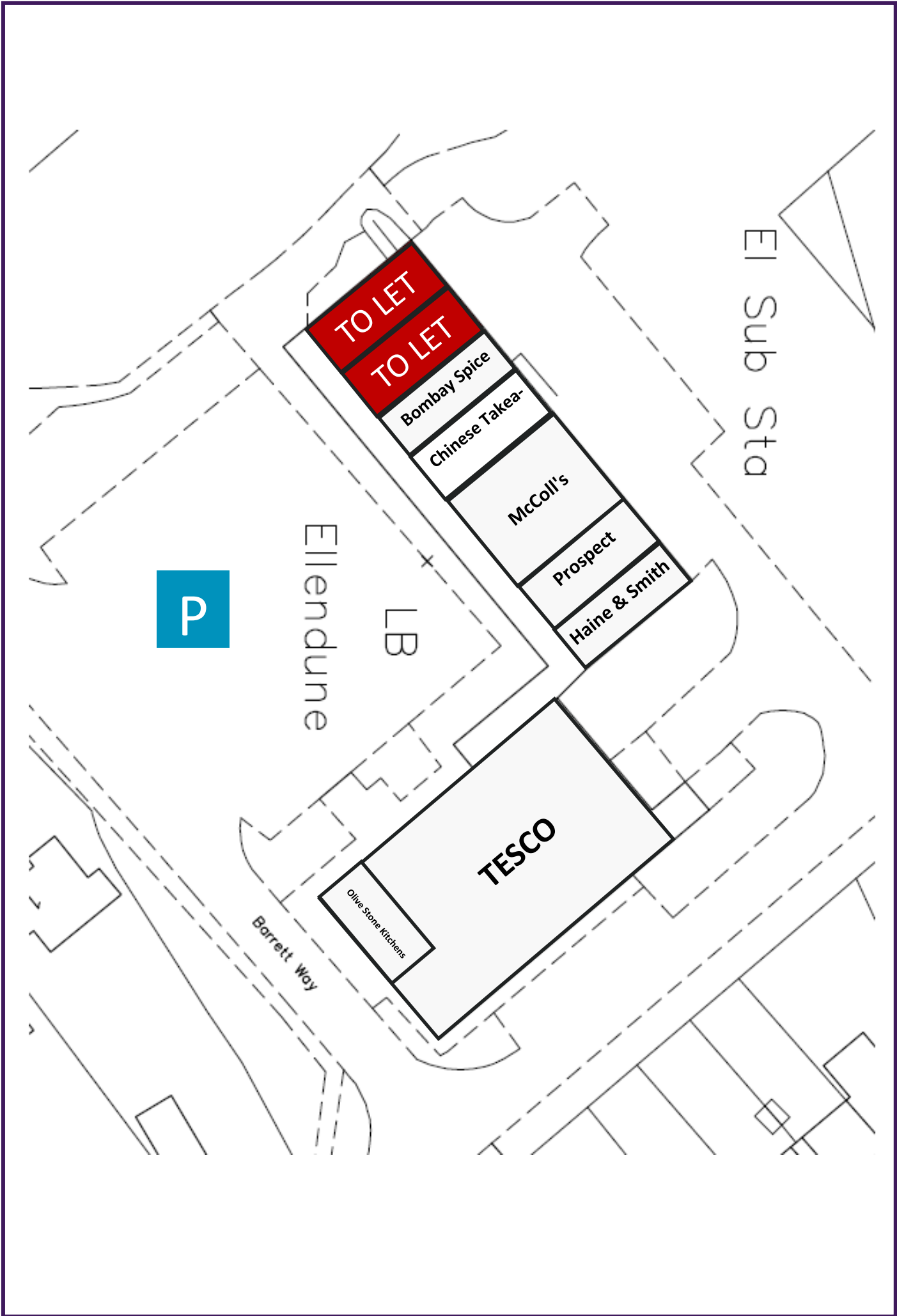


SUBJECT TO CONTRACT September 2023

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**Carter
Jonas**



TO LET

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Bombay Spice

Chinese Takea-

McColl's

Prospect

Haine & Smith

TESCO

Olive Stone Kitchens

P

Ellendune

LB

El Sub Sta

Barrett Way