



**RETAIL CONCESSION TO LET  
WITHIN MIDCOUNTRIES COOP  
28-32 HIGH STREET, OLD TOWN  
SWINDON, SN1 1EG  
GROUND FLOOR AREA 681 SQ.FT  
\*\*RENTAL INCLUSIVE OF SERVICE  
CHARGE & ALL UTILITIES\*\***

### Location

The opportunity is situated within Old Town and located within **Midcounties COOP**. The property occupies a prominent corner position situated at the junction of High Street (B4006) and Newport Street. The majority of occupiers within the locality are of a local nature trading mainly with the financial services and food and beverages sectors. Multiple occupiers within the vicinity include **Lloyds Bank** and **Domino's**.

### Description

Forming part of a larger, purpose-built supermarket, the concession unit is accessible via both the High Street and car park entrances. To the rear of store is a car park for customer use offering free parking up to 90 minutes. Season tickets are also available.

### Accommodation

Accessed from the main supermarket and comprising the following approximate gross areas:

Ground Floor Area	63.27 sq.m	681 sq.ft
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### Lease Terms

Available by way of new internal repairing lease for a term to be agreed, subject to periodic review. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954 part II, sections 24-28.

Date prepared: September 2023. Subject to Contract

### Commencing Rental

£26,500 per annum. The rent will be inclusive of Utility Charges, Building Insurance and Service Charge. The rent will be exclusive of Business Rates and VAT.

### Business Rates

Rateable Value - £6,200

This information is for guidance purposes only. Interested parties are advised to make their own enquiries.

### Trading Hours

Monday to Saturday 07.00 hrs to 21.00 hrs and Sunday 10.00 hrs to 16.00 hrs. Trading outside of these hours will not be permitted.

### Use

The use of the ingoing tenant will be subject to the approval of Midcounties COOP, uses considered to compete with the supermarket will be prohibited.

### Energy Performance

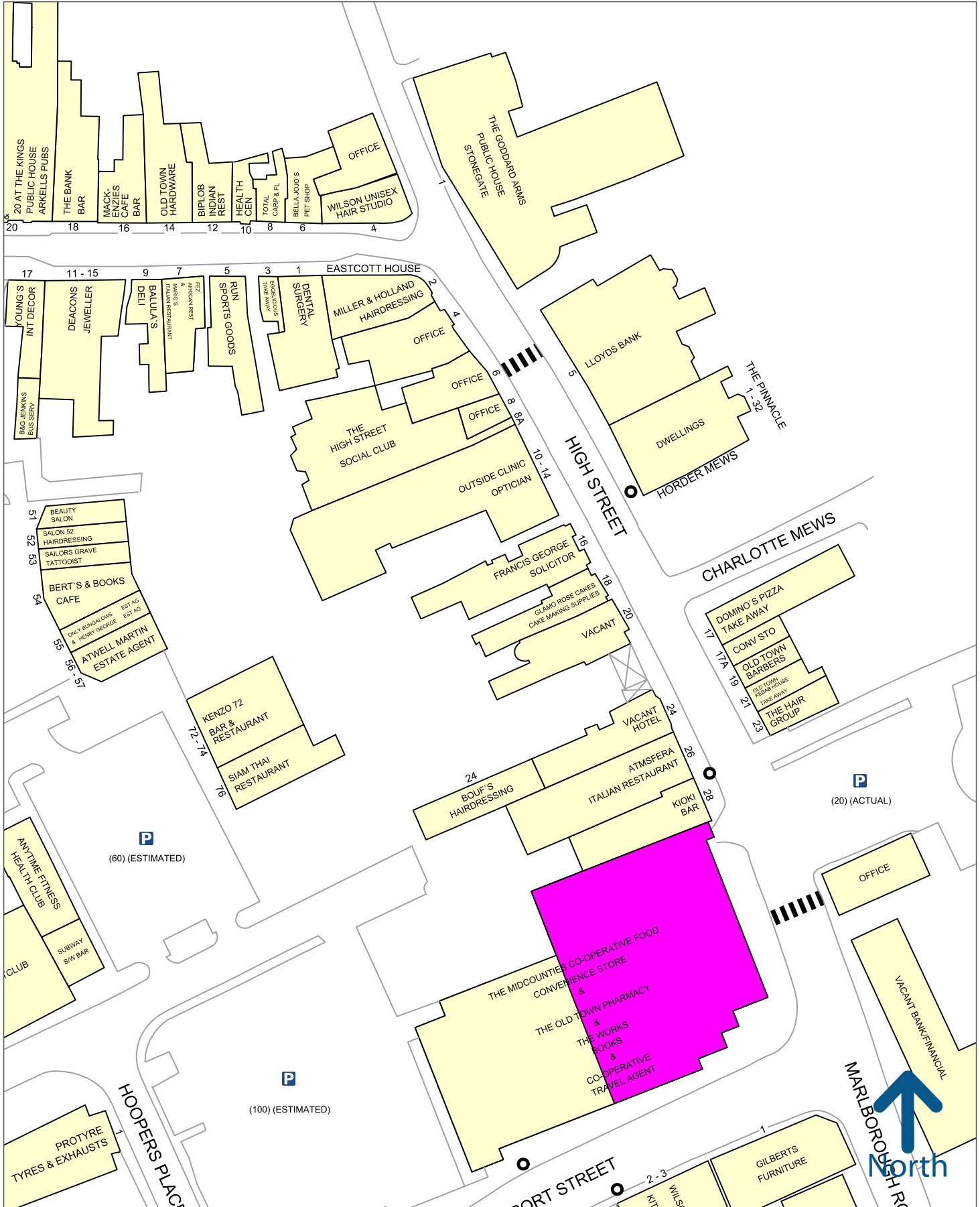
EPC: D(34)

### Viewing Strictly By Appointment

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50 metres

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Created By: M and P Properties Consultants LLP

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