

42 HAVELOCK STREET, SWINDON, WILTSHIRE, SN1 1SD



SHOP TO LET
710 sq ft (65.96m²)

- *Suitable for retail or alternative uses in Class E*
- *Busy pedestrianised street*



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LOCATION: Swindon is the largest commercial centre in Wiltshire and lies approximately 80 miles west of London, 40 miles east of Bristol and west of Reading. The town has excellent transport links with direct access to Junctions 15 & 16 of the M4 motorway. Havelock Street lies just south of Havelock Square and is a pedestrianised street favoured by independent retailers, restaurants, cafes and charity shops.

DESCRIPTION: The property is a mid-terrace ground floor shop offering an open plan retail area with a prominent display window facing Havelock Street. The shop is suitable for any retail or alternative use, subject to any planning consent required.

SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground Floor: Shop	710 sq ft (65.96m ²)
WC	—
Total:	710 sq ft (65.96m ²)

SERVICES: We are advised that all mains services are connected to the property but we have not carried out any tests of services or service appliances.

AVAILABILITY: The premises are available on an assignment of the existing 5 year full repairing and insuring lease expiring September 2027 at a rent of £14,000 p.a. exclusive of outgoings and VAT (if applicable). Shorter or longer leases may be available if required.

BUSINESS RATES: Informal enquiries via the Valuation Office website indicates that the property is assessed as follows:-

Description:	Shop & Premises
Rateable Value (2023):	£16,500
Uniform Business Rate (2023/24):	£0.499
Full Rates Liability (2023/24):	£8,233.50

NB: The full rates liability shown above may be reduced by the Retail, Hospitality & Leisure rates relief scheme. Further information from Swindon Borough Council on 03453022316.

EPC: The current Energy Performance Assessment for this property is B-47.

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

VIEWING: Strictly by appointment with sole agents **KILPATRICK & CO** on **01793 643101**.



Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.

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31/08/2023

