

MARKET HOUSE BUSINESS CENTRE , SWINDON, SN3 1QY

**Ground Floor
Shop/Showroom
To Let
4,090 sq ft
(380.0 m²)**



- *Suitable for variety of uses within Class E*
- *Flexible lease terms*
- *Rear access*
- *Public car parks nearby*

Kilpatrick & Co

Commercial Property Consultants



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LOCATION: The property is located in a prominent position in the Old Town area of Swindon on the junction of Newport Street and Marlborough Road, opposite The Planks public car park.

DESCRIPTION: The property comprises a mid terraced 3 storey property of mainly brick construction under a flat roof. The property comprises a ground floor hall with aluminium framed shop window and doors, with mainly open plan sales area with stores, kitchen and WC. To the rear there is a parking area with 2 allocated parking space.

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

Ground Floor: Hall/Sales Area	2,881 sq ft
Kitchen	933 sq ft
Stores	276 sq ft
WC	-
Total:	4,090 sq ft (380.0 m 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.

USES: The Property currently has Class F and Class E use including retail, restaurant, professional services, indoor sport, recreational fitness, medical, etc.

AVAILABILITY: The property is available to rent at an asking rent of £32,000 per annum, exclusive of VAT (if applicable) & outgoings on a new flexible term full repairing and insuring lease.

VAT: We are advised that VAT is not applicable to the rent.

SERVICE CHARGE: A service charge is applicable, which covers the cost of maintenance to the external parts of the property and the communal/common areas of the building.

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

Description:	Shop & Premises
Rateable Value (2026):	£23,000
Uniform Business Rate (2026/27):	£0.382
Full Rates Liability (2026/27):	£5,348.00

Further information on business rates and any reliefs available to the property may be obtained from Swindon Borough Council on 0845 602 0146 .

EPC: The current Energy Performance Certificate for this property is Band C (73).

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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01/04/2026

