



LARGE CLASS E UNIT SWINDON

112-118 CRICKLADE ROAD, SWINDON, SN2 8AG

Location:

The subject property occupies a prominent corner position on the Cricklade Road in Swindon. Swindon Rail Station (Great Western Rail services) is located under 1 mile away from the property.

Nearby multiple occupiers include William Hill, Marie Curie, Salvation Army and Iceland Foods, amongst many established independent operators.

Chapel Street Car Park is located opposite the premises, providing circa 70 spaces free of charge for up to 48 hours.

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning permission.

Accommodation:

The unit is arranged over Ground and First floors and has the following approximate gross internal areas:

Ground Floor: 8,563 sq. ft. (795.53 m²)

First Floor: 3,472 sq. ft. (322.56 m²)

Rent:

Upon Application.

Lease:

The premises are available by way of a new lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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