



1st Floor Offices, 3 Sheep Street, Highworth,
TO LET £12,500 p.a.x. (Incentives Available sta)

marriotts
property llp

1st Floor, 3 Sheep Street Highworth, Swindon, Wilts, SN6 7AA

£12,500 p.a.x. (Incentives Available sta)

LOCATION

3 Sheep Street is a handsome Grade II Listed building located just off the north-eastern end of Highworth's Market Place in a vibrant area of commercial occupiers and will be found situated between H. A. McParland Pharmacy and Karoliina Saunders Ladies Hairdressers.

DESCRIPTION

Recently undergone a full program of refurbishment, to include re-decoration & new carpets, the premises offer 5 offices located across a first floor with an additional ground floor office /storage room. Each office benefits from carpets and electric wall mounted heaters. Excellent natural light provided by sash windows the offices also benefit from new LED lighting. Independent Ladies and Gents WC's and a kitchen facility are located on the first floor.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor - Store / Office: 16'5" x 12'5"av.

First Floor

Office 1: 17'5" x 14'2"

Office 2: 9'8" x 9'

Office 3: 16'1" x 11'9"av

Office 4: 19' x 12'

Office 5: 15'9" x 13'2"

Ladies & Gents WC's & kitchen

Total N.I.F.A. approx. 1,253 sq.ft. (116.4sq.m.)

TENURE

A new Business Lease is available under internal repairing terms to be excluded from the Landlord & Tenant Act 1954. A 3 month rent deposit is required.

INSURANCE

The Landlord insures the building and recharges this

cost to the Tenant, currently £350.00 per annum.

VAT

VAT is not payable.

BUSINESS RATES

Rateable Value: £14,250.00

Small Business Rates Relief may be available.

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of E.

LOCAL AUTHORITY

Swindon Borough Council

www.swindon.gov.uk

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