



34, High Street, Highworth, Wilts, SN6 7AQ,
TO LET £12,000 p.a.x.

marriotts
property llp

34, High Street, Highworth

Wiltshire, SN6 7AQ

TO LET - £12,000 p.a.x.

LOCATION

34, High Street, is a handsome Grade II Listed building prominently situated on the High Street in a vibrant area of commercial occupiers. The premises will be found located directly opposite MColl's convenience store and Archway Veterinary Surgery, a short walk west of Highworth's Market Place.

DESCRIPTION

With excellent window display frontage and signage directly onto The High Street the property comprises 2 ground floor retail areas with kitchen & WC to the rear. Good additional cellar storage is also provided. The premises benefit from electric wet system heating, excellent natural light, fire alarm, and fluorescent strip lighting.

VAT

VAT is not payable.

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

ACCOMMODATION

Ground Floor

Retail Areas: 18'3" x 16' & 9'4" x 9'1"

Kitchen: 7' x 4'1"

WC:

Cellar Stores:

Room 1: 10'9" x 8'3"

Room 2: 14'6" x 10'9"

Total N.I.F.A. approx. 657 sq.ft. (61 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms with the tenant responsible for repair and upkeep of the shop front. Lease to be excluded from The Landlord & Tenant Act 1954.

DEPOSIT

A 3 month rent deposit will be required.

BUILDINGS INSURANCE

Approx. £425.00 per annum.

BUSINESS RATES

Rateable Value: £11,250.00.

(Note: Small business rates relief / exemption may be available)

ENERGY PERFORMANCE RATING

The premises have an energy rating of - C

LOCAL AUTHORITY

Swindon Borough Council

www.swindon.gov.uk



marriotts
property llp

Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk

www.marriotts.co.uk