



40, High Street, Highworth, Wilts, SN6 7AQ,
TO LET £9,500 p.a.x.

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property llp

40, High Street, Highworth Wiltshire, SN6 7AQ

TO LET - £9,500 p.a.x.

LOCATION

40, 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 between Coventry Building Society and Allen & Harris Estate Agents, close to Highworth's Market Place.

DESCRIPTION

With excellent window display frontage and signage directly onto The High Street the property comprises a ground floor open-plan retail area with storeroom, kitchenette & WC to the rear. The premises benefits from a suspended ceiling with recessed lighting, excellent natural light and carpets.

VAT

VAT is not payable.

ACCOMMODATION

Ground Floor

Retail Area: 33'2" max x 15'5" max

Storeroom / Office: 14'1" x 12'8"

Kitchenette:

WC:

Total N.I.F.A. approx. 469 sq.ft. (43.5 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 & SERVICE CHARGE

Insurance approx. £157 p/a.

Service charge currently approx £160 p/a towards external maintenance & management fee.

BUSINESS RATES

Please contact Local Authority for information.

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

ENERGY PERFORMANCE RATING

The premises have an energy rating of - TBC

LOCAL AUTHORITY

Swindon Borough Council

Tel: 01793 445500

www.swindon.gov.uk

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