



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

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property llp

40 High Street, Highworth Swindon, Wiltshire SN6 7AQ - INCENTIVES AVAILABLE sta

TO LET £9,500 p.a.x.

LOCATION

40 High Street is a handsome Grade II Listed building prominently situated in the heart of Highworth overlooking The Market Place. The premises will be found located between Allen & Harris Estate Agents and Weigh It Up retail shop.

DESCRIPTION

With good frontage and signage directly onto the Market Place, the premises comprises a ground and first floor office suite with an entrance onto the Market Place. Comprising two offices on the ground floor plus two well proportioned offices on the first floor. Each office benefits from air-conditioning, good natural light, wood laminate floors and gas fired central heating. To the rear ground floor is a kitchenette and stairs leading to cellar stores extending to approx. 275 sq.ft. A public car park is located to the front of the building with further public parking nearby.

ACCOMMODATION

Ground Floor

Office 1: 16'6" max x 15' average

Office 2: 11' x 9'8"

Kitchen: 6'8" x 6'2"

First Floor

Office 3: 13'5" max x 12'10" max

Office 4: 12'10" x 12'9"

WC

Total N.I.F.A. approx. 708 sq.ft. (65.7 sq.m.)
(plus cellar stores, approx. 257 sq.ft.)

TENURE

A new Business Lease is available under internal repairing terms, to be excluded from the LTA 1954. The Tenant is to redecorate internally at the end of the term. A 3 month rent deposit is required.

BUILDING INSURANCE

Approx. £698 p/a subject to annual review.

BUSINESS RATES

Rateable Value: £9,600. (Note: Small Business Rates Relief / exemption may be available).

VAT

VAT is not payable.

LOCAL AUTHORITY

Swindon Borough Council

Tel: 01793 445500.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of B.

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