



Chartered Surveyors &  
Commercial Property Consultants

## **FLEXIBLE RETAIL / OFFICE UNIT**

### **TO LET**

**UNIT 21, APSLEY HOUSE, 50 HIGH STREET  
SWINDON, WILTSHIRE, SN4 7AQ**

**340 SQ FT (31.59 SQ M)**



**TOTAL MONTHLY COST £650**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

Royal Wootton Bassett is located approximately 3 miles to the west of Swindon and 2 miles from Junction 16 of the M4 Motorway. The town is home to a variety of local and regional occupiers. Apsley House is located on the High Street with easy access to all of the facilities contained therein.

## **DESCRIPTION**

Apsley House is a retail arcade which is home to a range of local independent occupiers providing a variety of facilities within a busy Market Town.

Further benefits include excellent access to the public parking at the rear which is within the Sainsburys / Borough Fields car park.

The ground floor retail space is suitable for a wide variety of uses and has a prominent shop frontage within the arcade.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>31.59</b>	<b>340</b>

## **RATING ASSESSMENT**

Rateable Value        £4,300

Rates Payable        £2,145.70 (2023/24)

Small business rates relief is available for those that qualify meaning that no rates are payable.

## **PROPOSAL**

The retail / office space is available on a new agreement direct from the landlord. The total monthly cost is £650 excluding annual Insurance.

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## **LEGAL COSTS**

Each party is to be responsible for their own costs.

## **VIEWING**

Contact Mr Shane Prater

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September 2023



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