

# TO LET

## Bridge House, Wootton Bassett Road Swindon, SN5 8WF

- FRI Lease Terms Available
- Retail and Office Uses Under Class E
- Approx. 122.5sqm (1,318sqft)
- 10 Customer Car Parking Spaces





#### LOCATION

The subject property is located in Swindon on the north side of Wootton Bassett Road which is 2 miles west from J16 of the M4 motorway and is accessed via Great Western Way.

Swindon is a successful and expanding town strategically located between junctions 15 and 16 of the M4 motorway and provides excellent links to London and the west. London is approximately 80 miles to the east and Bristol miles to the west.

Bridge House was previously occupied by Carphone Warehouse and is situated opposite DFS Furniture and close to various retail parks such as Mannington Retail Park and Bridgemead Retail Park.

#### DESCRIPTION

Ground floor shop premises with attached first floor office and kitchen space. The property also benefits exclusively from 10 car parking spaces.

#### PRICE

£29,950pa – Guide Price

#### SERVICE CHARGES

N/A

#### SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

#### EPC CERTIFICATE

TBC

A copy of the EPC Certificate is available on request from the agents.

#### RATING

The Valuation Office Agency website describes the property as Offices and Premises with a rateable value of £14,250.

However, interested parties should make their own enquiries to the local billing authority, Swindon Borough Council

#### VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

#### ACCOMODATION

The premises are comprised over 2 floors with painted walls, suspended ceiling, LED lighting, W.C, Kitchen, Air conditioning, Alarmed.

<b>Ground Flr – 65.5 SqM ( 705 SqFt)</b>
<b>First Flr – 57.0 SqM ( 613 SqFt)</b>
<b>TOTAL AREA – 122.5 SqM (1,318 SqFt)</b>

#### INSPECTIONS & FURTHER VIEWING

Viewings strictly by prior appointment with the agents:

Spencer Gower MRICS  
SPG Property Ltd

Unit 9, Cirencester Office Park  
Tetbury Road  
Cirencester GL7 6JJ

Tel: 01285 425808  
[spencer@spgproperty.com](mailto:spencer@spgproperty.com)

#### VIRTUAL TOUR

Please click [here](#) for a Virtual Tour of the premises.



#### Disclaimer

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