



For Lease

Unit B12, West Swindon District Centre, Swindon, SN5 7DL

- On the instructions of ASDA
- Adjacent to ASDA superstore
- 950 car parking spaces
- Other occupiers in the scheme include Costa Coffee, Dominos and Clintons

ASDA

 **JLL**



Location

Swindon West ASDA is located approximately three miles west of the town centre, close to junction 16 of the M4. The scheme acts as a district centre, with a number of occupiers within the superstore, as well as the town square located to the rear. Occupiers include The Post Office, Clinton Cards and Costa.

Accommodation

The property comprises a ground floor retail unit with return frontage and ancillary accommodation. Loading and servicing is directly from the rear via ASDA service area. The premises provide the following approximate net internal floor areas:

Floor / Unit	Size (NIA)	Metric
Sales Area	1,035 sq. ft.	95.15 sq. m
Ground Floor	160 sq. ft.	14.86 sq. m

Terms

The unit is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rating Assessment

Rateable value: £21,000
UBR 2018/2019: 48.0p

Price

Rent- £21,000 per annum exclusive.

Service Charge

£3,639 per annum
Subject to confirmation

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction

VAT

All figures quoted are exclusive of VAT, where applicable

Viewing and Further Information

Strictly by appointment with:



Daniel Milford
+44 (0) 117 930 5715
Daniel.Milford@eu.jll.com

Alexandra Deere
+44 (0) 117 930 5711
Alexandra.Deere@eu.jll.com

property.jll.co.uk

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