TO LET - RETAIL

Unit 5 Merchant House

34 High Street, Royal Wootton Bassett, SN4 7AF



Key Highlights

- 205 sq ft
- 1 car space included on Licence
- Retail Use
- Popular Market Town
- Busy location just off High Street

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Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

Description

A ground floor retail unit with 1 car parking space, totalling 205 sq ft, in a Listed Building and located in a busy pitch just off the High Street which leads to Borough Fields Shopping Centre. Shared use of kitchen and WC's.



Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 5	205	19.05
Total	**205**	**19.05**



Viewings

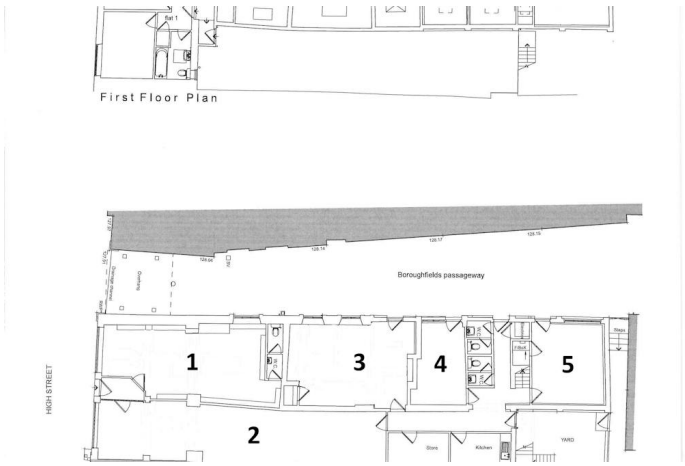
By appointment.

Terms

Available on a new 5 year lease with 3 year mutual break option excluded from the Landlord & Tenant Act 1954.

Rent

£7,000 per annum exclusive plus VAT and service charges, payable quarterly in advance.



Business Rates

RV (2026 Rating List) £4,900*
*Small Business Rates Relief may apply

Contact

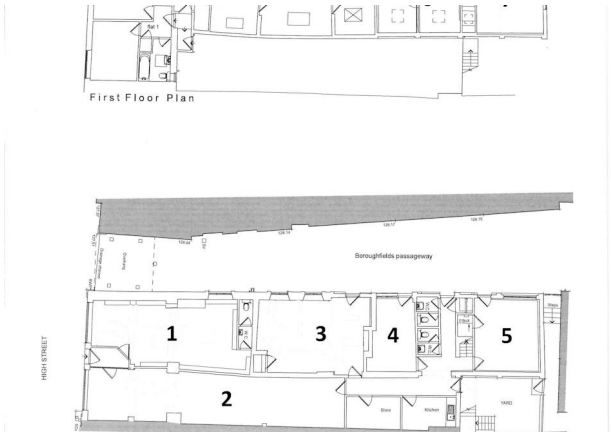
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Something Kinda Nice
CRYSTALS
INCENSE


BOROUGH FIELDS
SHOPPING CENTRE




First Floor Plan
Boroughfields passageway
1
2
3
4
5
HIGH STREET