

Unit 2 Merchants House

34 High Street, Royal Wootton Bassett, Swindon, SN4 7AF



Key Highlights

- Popular market town
- Prime High Street location
- 640 sq ft
- 1 car space included on Licence
- Retail use

Description

A ground floor retail unit with car space totalling approx. 640sq ft in a Listed Building and located in a prime High Street position leading to Borough Fields Parade.

There is shared use of a kitchen and WC's.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	565	52.49
Ground - Store	75	6.97
Total	640	59.46

Viewings

Please contact the sole agent Philip Loveday on 01793 438934 or 07774 908467

Terms

Available on a new 5 year lease excluded from the Landlord & Tenant Act 1954.

Rent

£11,250 per annum exclusive plus VAT, payable quarterly in advance.

Business Rates

RV (2026 Rating List) £9,900*

*Small Business Rates Relief may apply.



Contact

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