

Shop 2 Potters Walk

134 High Street, Royal Wootton Bassett, SN4 7AY



Key Highlights

- 310 sq ft
- Numerous specialist retailers, bars and restaurants nearby
- Available on a new lease subject to surrender of existing lease
- Ample parking on the adjacent High Street (2 hours free)
- Adjacent to Boots the Chemist

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

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Description

A lock up retail unit situated in a popular retail arcade.

Location

Potters Walk is an established retail arcade situated in Royal Wootton Bassett High Street. This vibrant market town is 5 miles west of Swindon and within 4 miles of Junction 16 of the M4 motorway.

The High Street is home to numerous specialist retailers, nationals, cafes and restaurants.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	310	28.80	Available
Total	310	28.80	

Viewings

Strictly by appointment with the sole agents.

Terms

The unit is available on a new lease on internal repairing terms, subject to upwards only rent reviews every 3 years, at a rent of £8,000 pax.

A proportionate service charge will be levied to cover the cost of common areas and general management of the arcade.

Business Rates

100% business rates relief may apply in this instance. Further information is available from the agents.

EPC

The property has an EPC rating B-49.



Contact

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