

UNIT 1

Ellendune Shopping Centre
Wroughton, Wiltshire
SN4 9LN

Local Occupiers Include

Morrisons
Since 1899

ELLENDUNE LOCAL

UNIT 1

DESCRIPTION
A well-established neighbourhood retail destination, Ellendune Local is a purpose-built shopping scheme at the heart of Wroughton, providing essential convenience retail and services to a strong and loyal local catchment.

Positioned just off Wroughton High Street and adjacent to key community amenities including the public library and medical centre, the scheme benefits from consistent daily footfall and strong integration within the local community with 40, 2 hours free accessible car parking spaces, and located close to the public library and medical centre.

UNIT SIZE
673 sq.ft (62.5 sq.m)

RENT
£17,500 per annum +VAT

BUSINESS RATES
Rateable Value: £16,250

SERVICES
All mains services are available.

SERVICE CHARGE & INSURANCE
Service Charge: £1,842 per annum +VAT
Insurance: £200 per annum +VAT

ENERGY PERFORMANCE
EPC rating E. Further information available upon request.

PLANNING
Class E use is established. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS
Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT
VAT is payable on all sums due to the landlord under the terms of the lease.



8
Retail Units On-Site

40
Free Parking Spaces

7,749 sq.ft
Total Area

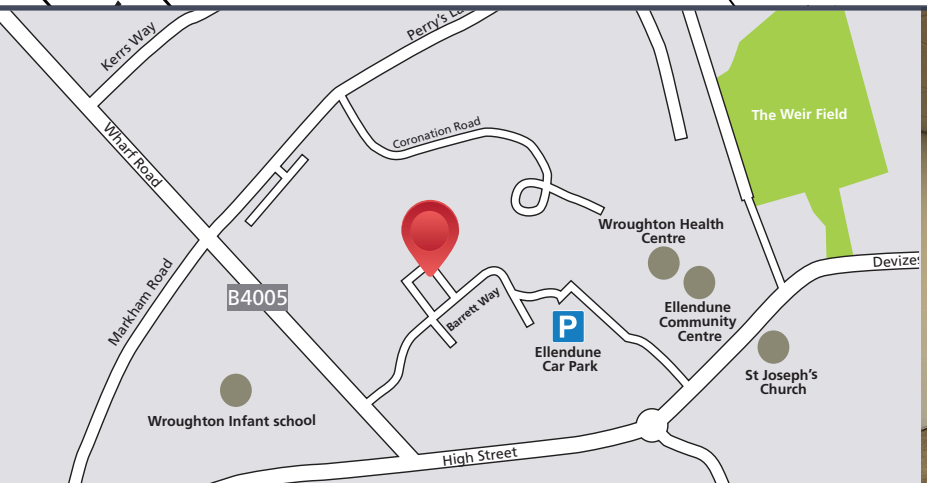
What Three Words
inner.fish.dame

ELLENDUNE LOCAL

SITE PLAN

mcoreproperty.com







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