SMETHURST

TO LET

GROUND FLOOR, 129 HIGH STREET, ROYAL WOOTTON BASSETT SN4 7AY

443 sq ft (41.15 sq m)



- Ground floor retail premises
- Versatile accommodation with direct High Street access
- Prominent frontage
- Established and well-positioned commercial location
- Low rateable value (potential for small business rates relief)

SMETHURST

LOCATION

Royal Wootton Bassett is an established and affluent market town in Wiltshire, located approximately 6 miles west of Swindon and within close proximity (circa 2 miles) of Junction 16 of the M4 motorway.

From a retail perspective, the town is centred around a vibrant and well-defined High Street, which acts as the primary commercial spine. This historic retail pitch accommodates a diverse mix of occupiers, including specialist retailers, cafés, restaurants, and service providers, alongside a selection of national and regional operators.

Royal Wootton Bassett serves a wide and relatively affluent catchment, including surrounding villages and rural communities, reinforcing its role as a key local retail destination.

DESCRIPTION

This ground floor premises is situated in a strong High Street position within Royal Wootton Bassett, situated adjacent to The Angel and next door to Lavish Nails & Beauty, benefiting from strong local trade.

Internally, the premises comprises:

- A well-proportioned, regular-shaped retail area to the front
- A further room to the rear, offering flexible accommodation suitable for storage, office, or ancillary retail use
- Kitchenette and WC to the rear of the property.

ACCOMODATION

All measurements have been calculated on a net internal basis.

Area	Sq ft	Sq m
Ground Floor	443	41.15
Total	**443**	**41.15**

TERMS

The property is available to let as a whole by way of a new full repairing and insuring lease, granted directly by the landlord, for a term of years to be agreed at a rent of £10,500 per annum exclusive.

We are advised that the property has not been elected for VAT, and therefore VAT will not be payable on the rent.

BUSINESS RATES

According to the Valuation Office Agency, the property is described as: "Shop and premises" with a Rateable Value of £7,600 p.a.

Interested parties are advised to make their own enquiries with Wiltshire Council to confirm the exact rates payable. Please note that a change in occupation may result in a reassessment.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be provided if applicable.

ANTI-MONEY LAUNDERING REGULATIONS

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING

Viewing and further information is strictly by prior appointment through the agent:

Smethurst Property Consultants
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M 07990 064 334
E daniel@smethprop.co.uk

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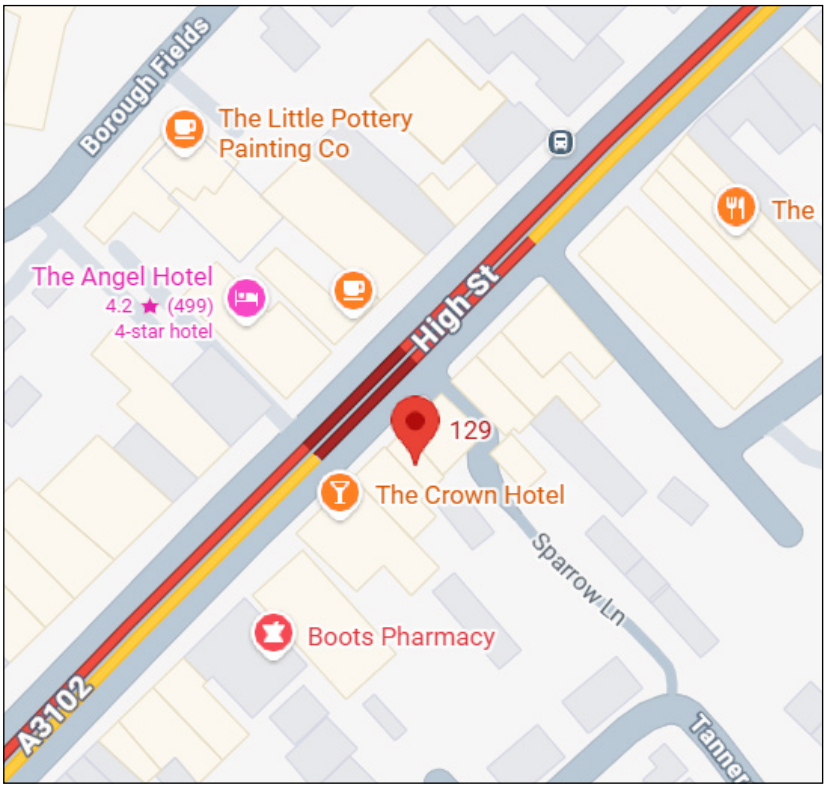
Borough Fields
The Little Pottery Painting Co
The
The Angel Hotel
4.2 ★ (499)
4-star hotel
High St
129
The Crown Hotel
Sparrow Ln
Boots Pharmacy
A3102
Tanner



