Whitmarsh Lockhart

TO LET

Showroom facility, 10 High Street,

Wroughton, SN4 9JX

PROMINENT SHOWROOM FACILTY WITH ANCILLARY STORAGE

2,025 sq ft

(188.13 sq m)

- PROMINENT HIGH STREET SHOWROOM AND STORES
- NEW LEASE AGREEMENT
- SUITABLE FOR A RANGE OF RETAIL AND DISPLAY USES
- ALLOCATED PARKING
- SECURE STORAGE AREA

RICS Regulated by RICS

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Wroughton, SN4 9JX

Summary

Available Size	2,025 sq ft / 188.13 sq m
Rent	£22,500 per annum
Business Rates	Please contact the Agents for further information.
EPC	Upon enquiry

Location

Wroughton is a popular and thriving village on the outskirts of Swindon.

The premises hold a prominent location onto Wroughton High Street at its main intersection with Wharf Road.

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https://w3w.co/apple.range.foil

Description

The premises comprise a ground floor showroom facility with glazed display windows.

To the rear and side are two separate storage areas.

Allocated parking will be given on site in the shared car parking area to the rear.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Showroom	1,187	110.28
Ground - Side Store	296	27.50
Ground - Rear Store	542	50.35
Total	**2,025**	**188.13**

Terms

A new full repairing and insuring lease is available. The rent quoted will be exclusive of service charge (if applicable), building insurance and VAT. Please note, these are paid by the tenant in addition to the rent.

Viewings

Viewing and further information is strictly by prior appointment through the agents.

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Cross Street Garage
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MOT

CSG
Cross Street Garage
CUSTOMER
CAR PARK

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Cross Street Garage
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BRAKES
CLUTCHES
DIAGNOSTICS
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CARS . VANS . L
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