

## Unit 1 & 2, Ellendune Local, Hall Close, Wroughton, Swindon, SN4 9LN

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,400	130
<b>TOTAL</b>	<b>1,400</b>	<b>130</b>

### Description

The premises are located within Ellendune Shopping Centre, a busy local parade situated a short distance from Wroughton High Street, anchored by Tesco Express with other occupiers trading including Prospect Hospice and Haine & Smith Opticians.

### Rent

£40,000 per annum exclusive.

### Rates

Rateable value of £21,000. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

### Services

The unit has electricity connected.

### Service Charge & Insurance

This unit participates in a service charge of £2,000 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

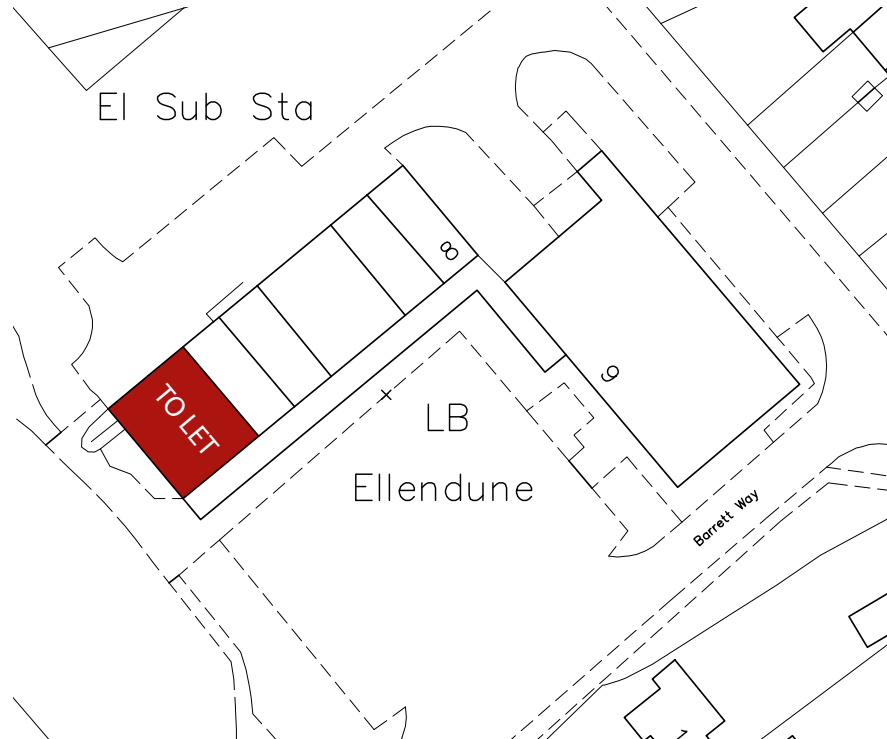
### Energy Performance

Unit 1 & 2 has an EPC Rating of B. Further information available upon request.

### Location - SN4 9LN

Swindon is strategically located on Junctions 15 and 16 of the M4 Motorway, providing direct access to London and Bristol, and the A419 providing access to the M5 motorway.

The town is an important provincial centre and has attracted many major companies such as Zurich Financial Services, Nationwide Building Society, Honda Manufacturing and Intel. Purpose built shopping scheme in village with onsite car parking, and located close to the public library and medical centre.



### Planning

We understand that the property has a Class E planning consent.

### Legal Costs

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

### Viewing

Strictly via prior appointment with the appointed agents:

**arc** incorporating **downing bentley**  
Retail Property Consultants  
01242 222 369  
www.arcetail.co.uk

**Anthony Walker** 07496 519790  
anthony@arcetail.co.uk

**Carter Jonas**

0121 285 9470  
www.carterjonas.co.uk

**Stuart Williams** 0117 363 5693  
stuart.williams@carterjonas.co.uk

Owned and Managed by

**LCP.**  
part of M<sup>Core</sup>

01384  
400123



searchlcp.co.uk

**George Watson** 07423 662487  
gwatson@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).