

# To Let

# CAFÉ, CENTRAL LIBRARY, REGENT CIRCUS, SWINDON, SN1 1QG

Approx. 436 ft<sup>2</sup> 40.5 m<sup>2</sup>



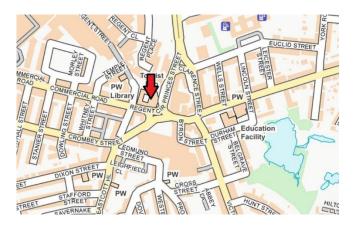
Cafe premises available within the Central Library, Swindon.

Offers invited.

Use of large courtyard seating area included.

#### Location

The Café is located inside the Central Library of Swindon. The Central Library is situated in close proximity to Wyvern Theatre and the Regent Circus complex.



### **Description**

The Café is situated on the ground floor of the Central Library building. The accommodation offers basic facilities to run a small Café with the use of inside and outside seating. Approved Café activities include serving teas and coffees, soft drinks, sandwiches, cakes and other similar products and only food items that require heating as no cooking or food preparation will be permitted. An inventory of all fixtures and fittings to include the current display and counter can be provided on request. Please note, appliances present within the retail space are not tested and will require certification.

The property benefits from a curved front with a wooden counter and metal security shutters.

Toilet accommodation includes male, female and disabled we's located on the ground floor, shared with visitors of Central Library. Hours of operation will be restricted to the opening and closing times of the Library building, which are currently as follows:

Sunday - Closed Monday - 10:00 - 17:30 Tuesday - 10:00 - 17:30 Wednesday - 10:00 - 17:30 Thursday - 10:00 - 17:30 Friday - 10:00 - 17:30 Saturday - 10:00 - 16:00

#### Accommodation

The property has been measured on a net internal basis and found to provide a retail of:

Approx. 40.5 m<sup>2</sup> 436 ft<sup>2</sup>



#### **Lease Terms**

The retail space is available on a new internal and all-inclusive lease for a term to be agreed. The tenant is responsible for repairing and insuring the fixtures and fittings of the property.

Offers are Invited.



#### **Service Charge and Insurance**

The service charge and insurance is included within the rent of the retail space.

#### **VAT**

VAT is applicable to the rent.

#### **Legal Costs**

Each party is to be responsible for its own legal costs incurred in any transaction.



## **Viewing and Further Information**

For further information or to arrange an inspection, please contact:

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