

To Let

UNIT 3 FLEET SQUARE, SWINDON, SN1 1RQ

1,767 ft² 164.17 m²



Restaurant / café unit on Fleet Square, off Regent Street.
Class E (b) use.
Part furnished, existing fixtures and fittings for hot food businesses.

Location

Fleet square is located in the Swindon Town Centre. Local businesses include the Drink Valley Brewery, JD Wetherspoons, Holiday Inn Express, Ibis Hotel and JRC Global Buffet.

Swindon Town Centre is regenerating with new developments including a Premiere Inn Hotel, Zurich Insurance UK and a bus station on Fleming Way.



Description

The property forms part of a mixed-use development with ground floor retail space and residential flats on the upper floors.

The property retains some of the previous Peri Peri Roosters fit out including an open counter kitchen, some extraction and cooling equipment, seating, tiled floor, and full height glass windows with electric security shutters.

Outside seating area with retractable canopy.

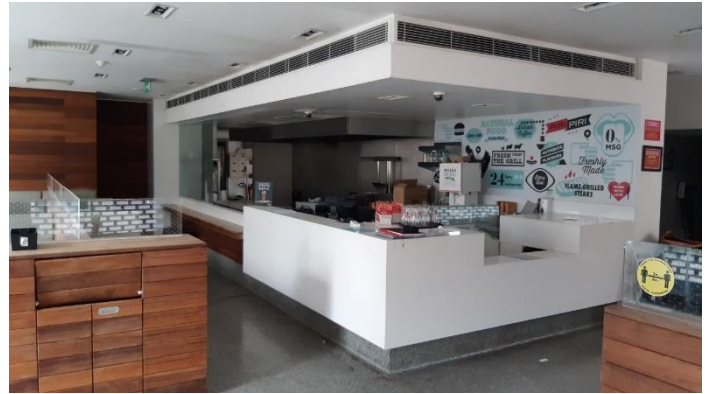
The services have not been checked or certified.



Accommodation

The property has been measured in accordance with IMPS -3 and found to provide the following approximate areas

164.17 m² **1,767 ft²**



Lease Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

The quoting rent is £22,000 per annum exclusive.

VAT

VAT is applicable to the rent.

Service Charge and Insurance

The current service charge is approximately £580 plus Vat per annum.

Business Rates

The premises are assessed as shop and premises with a Rateable Value of £25,500.

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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Date March 2023

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