



RETAIL UNIT TO LET WITHIN NEW LOCAL CENTRE

**SWINDON, BRADBURY PARK,
HOMINGTON AVENUE, SN3 6BG**

**PLANNING FOR RETAIL, FINANCIAL
SERVICES & RESTAURANT USES**

**GROUND FLOOR AREA 1,044 SQ.FT
NEW LEASE**

**DEVELOPMENT ANCHORED BY MIDCOUNTIES
CONVENIENCE FOOD STORE**

Location

The property is located within a new housing development known as Bradbury Park, the development has been undertaken by Persimmon and Redrow homes and is approaching completion. Bradbury Park's located in Commonhead on the northern edge of the Coate Water Country Park approximately 2 miles from Swindon's Old Town. The site is close to Junction 16 of the M4 and is accessed directly off the A4259 Marlborough Road being one of the main routes into Swindon Town Centre. The development is anchored by **Midcounties COOP Food** and is opposite a new community centre & children's nursery.

Description

The unit will comprise a lock up retail unit forming part of a larger three storey development.

Accommodation

Subject to re-measurement upon practical completion of the development.

Gross Ground Floor Area	96.99 sq.m	1,044 sq.ft
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Lease Terms

Available by way of new effectively fully repairing and insuring lease for a term of years to be agreed, subject to rent review after expiry of the 5th year of the term and 5 years thereafter.

Date prepared: November 2023. Subject to Contract

Commencing Rental

£22,000 per annum The rent will be exclusive of Business Rates, Service Charge and VAT.

Business Rates

To be assessed

Handover

Upon completion of the lease.

Handover Condition

The property will be handed over in shell condition with capped off services with the benefit of a shop front. Plans available upon application.

Planning / Use

The development benefits from a new E use class (commercial, business and services) including retail, financial & professional services and restaurant / coffee shop under planning ref: s/17/1956 approved 28th July 2018. Planning doesn't exist for use as a hot food takeaway with class sui generis use.

Energy Performance

To be assessed upon completion of works.

Viewing Strictly By Appointment

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Front Elevation



Retail unit to let adjacent to new Midcounties COOP store

Scheme Plan



Location Plan

