

# TO LET

Kiosk Unit  
150 sq.ft  
(13.9 sq.m)



AVAILABLE NOW

Indicative CGI image

**M**

**KIOSK**

Clive Parade  
Swindon, Wiltshire  
SN2 1AJ

Local Occupiers Include



# CLIVE PARADE

## KIOSK

### DESCRIPTION

Clive Parade is a well-established mixed use retail parade located in the busy town of Swindon, approximately 35 miles east of Bristol and 80 miles west of London. The parade is prominently positioned on Cricklade Road, a key arterial route just north of Swindon town centre, and benefits from strong local footfall and excellent transport links.

The kiosk is available now and is supported by on-site customer parking. Flexible lease terms are available.

### UNIT SIZE

Total Area: 150 sq.ft (13.9 sq.m)

### RENT

Rent (plus VAT) will be inclusive of service charge and insurance, tenant will be responsible for any rates however we do not anticipate a rateable value to be attributed to the space but any tenant will be responsible for making their own enquires.

### SERVICES

Electricity, water and drainage available.

### PLANNING

Planning Class E. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

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



Indicative CGI image



Current image



22

Retail Units On-Site



19,932 sq.ft

Total Area



What Three Words  
sidelined.reliving.punters



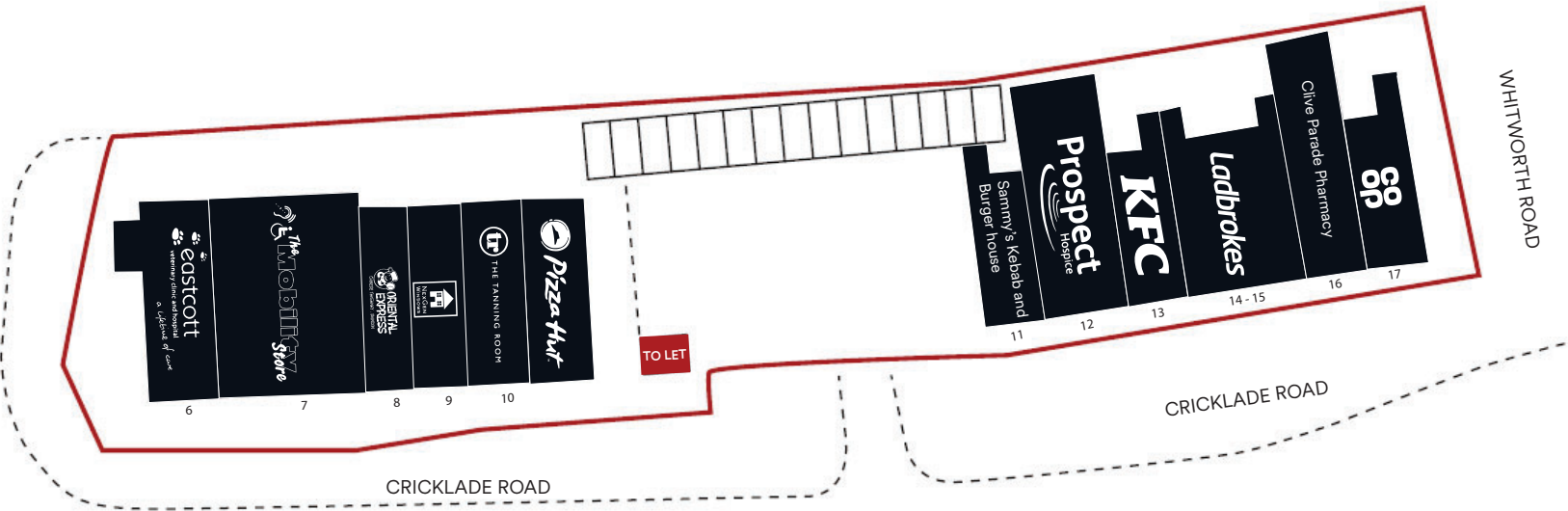
# CLIVE PARADE

# SITE PLAN



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