

STEPPED RENT AND FLEXIBLE LEASE TERMS AVAILABLE



READY TO LET

Available as 2 separate units



UNIT 1 AND 2

Ellendune Shopping Centre,
Wroughton, Wiltshire,
SN4 9LN

Local Occupiers Include



ELLENDUNE LOCAL

UNIT 1 AND 2

DESCRIPTION

Purpose built shopping scheme in village with 40, 2 hours free accessible car parking spaces, and located close to the public library and medical centre. Available as 2 separate units.

UNIT SIZE

Unit 1: 673 sq.ft (62.5 sq.m).

Unit 2: 681 sq.ft (63.3 sq.m).

RENT

£17,500 + VAT per unit per annum.

BUSINESS RATES

Rateable Value: £10,500 per unit.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £1,600 per annum + VAT per unit.

Insurance: £350 per annum + VAT per unit.

ENERGY PERFORMANCE

EPC rating E. Further information available upon request.

PLANNING

Class E use is established. It is the ingoing 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.



8

Retail Units On-Site



40

Free Parking Spaces



7,749 sq.ft

Total Area



What Three Words

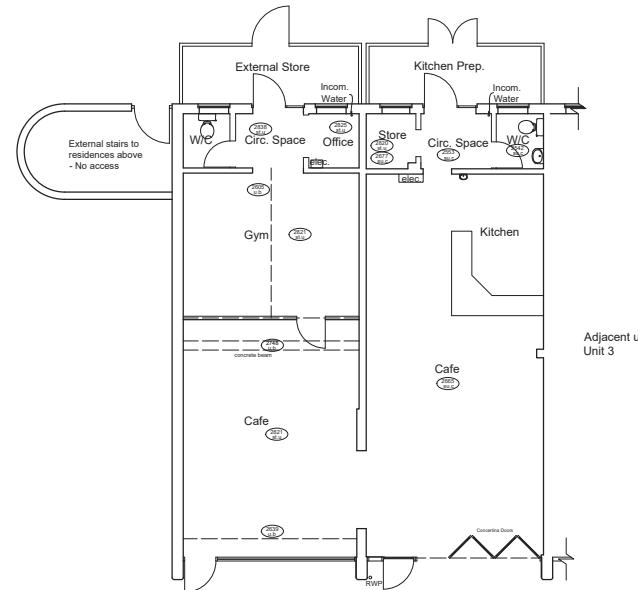
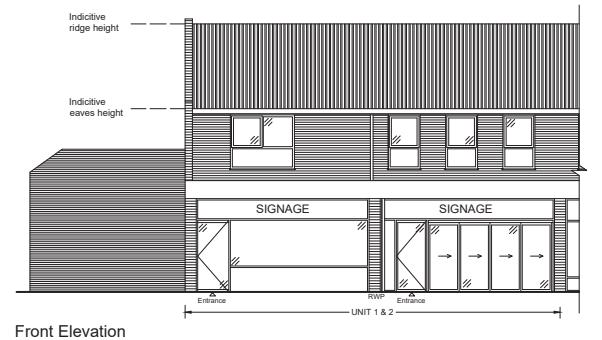
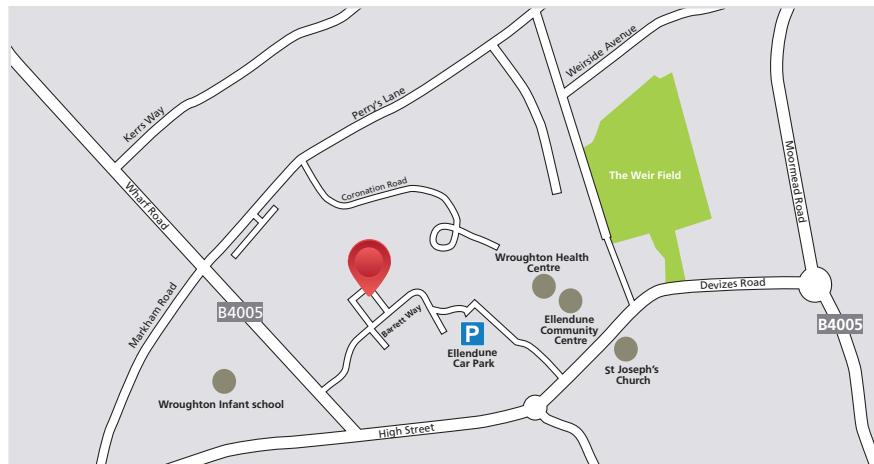
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ELLENDUNE LOCAL

SITE PLAN



LOCATION



Ground Floor Plan - 140.5m² (1512.3ft²)



mcoreproperty.com

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Viewing

Strictly via prior appointment
with the appointed agents

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