

STEPPED RENT AND FLEXIBLE LEASE TERMS AVAILABLE

TO LET

Unit 1 & 2
(AVAILABLE AS 2 SEPERATE UNITS)

1,354 sq.ft (125.8 sq.m)

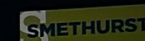
Unit 1: 673 sq.ft (62.5 sq.m) Unit 2: 681 sq.ft (63.3 sq.m)

ALL ENQUIRIES



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UNIT 1

Ellendune Shopping Centre
Wroughton
Wiltshire
SN4 9LN

Local Occupiers Include



DESCRIPTION

A well-established neighbourhood retail destination, Ellendune Local is a purpose-built shopping scheme at the heart of Wroughton, providing essential convenience retail and services to a strong and loyal local catchment.

Positioned just off Wroughton High Street and adjacent to key community amenities including the public library and medical centre, the scheme benefits from consistent daily footfall and strong integration within the local community with 40, 2 hours free accessible car parking spaces, and located close to the public library and medical centre.

UNIT SIZE

673 sq.ft (62.5 sq.m)

RENT

£17,500 per annum +VAT

BUSINESS RATES

Rateable Value: £10,500

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £1,600 per annum +VAT

Insurance: £350 per annum +VAT

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
inner.fish.dame



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Viewing
Strictly via prior appointment
with the appointed agents

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