

# Swindon

13 West Swindon District Centre, Swindon, Wiltshire, SN5 7DL



## WWW.ASDA.LIVE.JLL.COM - RETAIL UNIT TO LET (MAY SPLIT)

- On the Instructions of ASDA
- ASDA Store 160,000 sq ft
- 950 Car Parking Spaces

### Location

Swindon West ASDA is located approximately three miles west of the town centre, close to junction 16 of the M4. The scheme acts as a district centre, with a number of occupiers within the superstore, as well as the town square located to the rear.

Occupiers include Thomas Cook, Natwest, Clinton Cards and Costa.

### Accommodation

The property comprises a ground floor retail unit with return frontage and ancillary accommodation. The landlord would consider splitting the premises to create two separate individual retail units. Loading and servicing is directly from the rear via ASDA service area.

The premises provide the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground Floor Sales	3,265	303.32
Ground Floor Ancillary	426	39.58

### Tenure

The unit is available by way of a new lease for a term of years to be agreed.

### Rent

£68,000 per annum

exclusive of rates, service charge and VAT (if applicable).

### Rates

Rates Payable: £28,500 per annum

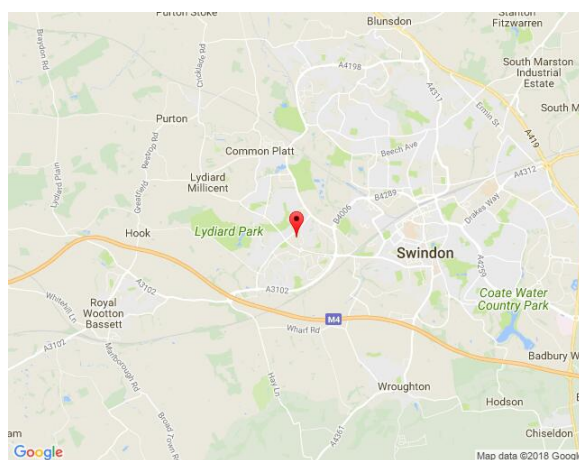
(based upon Rateable Value: £59,500 and UBR: 47.9p)

Interested parties should verify these figures with the Local Authority,

### Service Charge

£17,699 per annum

Subject to confirmation



### Viewing & Further Information

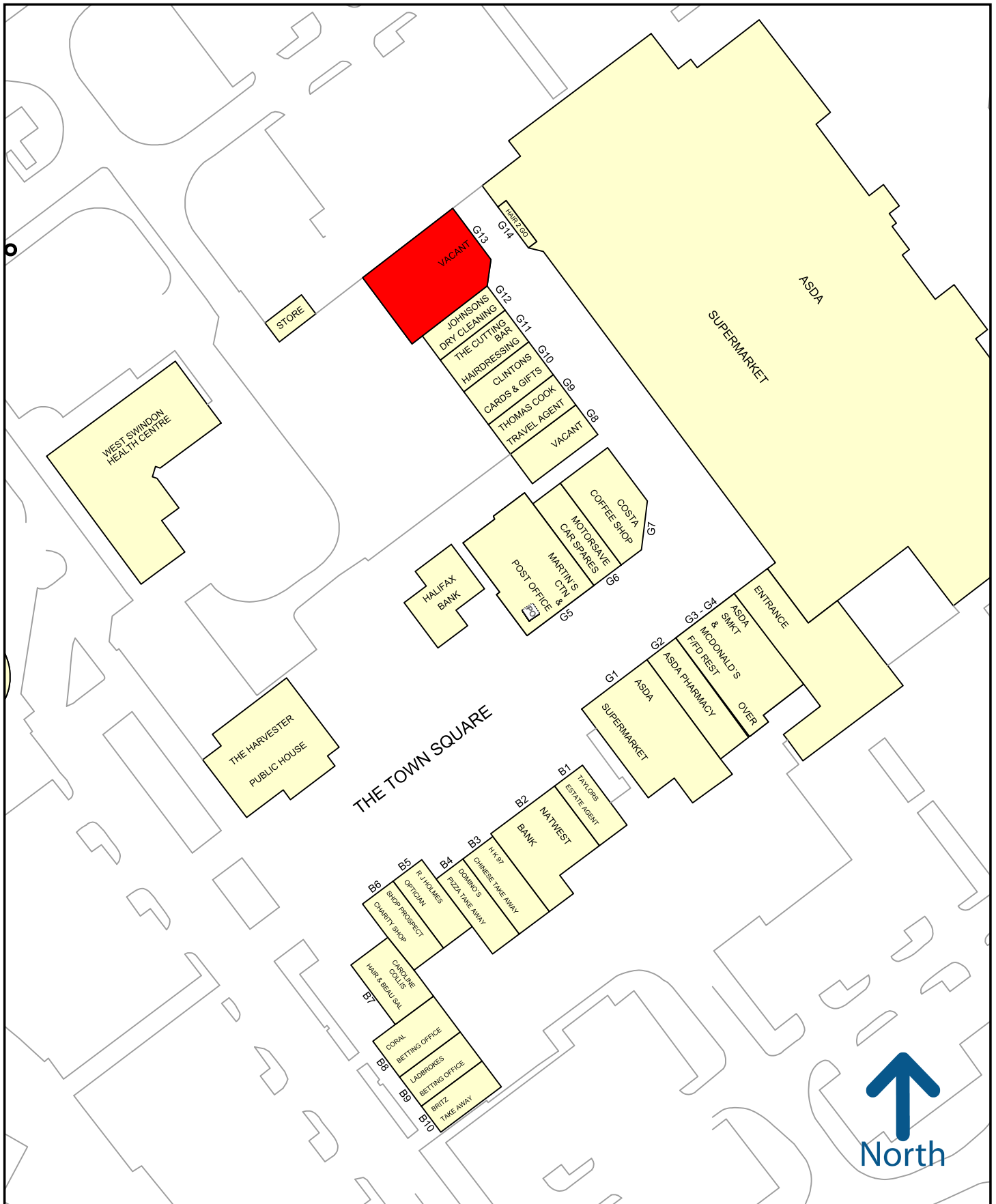
Viewing is strictly by appointment with:

#### Contacts

**Will Duckworth**

t: +44 (0)117 930 5752

e: will.duckworth@eu.jll.com



50 metres

Experian Goad Plan Created: 15/05/2017  
Created By: Jones Lang LaSalle Ltd



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