

## WWW.ASDA.LIVE.JLL.COM - RETAIL UNIT TO LET

- On the Instructions of ASDA
- ASDA Superstore 160,000 sq ft
- 950 Customer 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. 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
Sales Area	1,035	96.15
Ground Floor	160	14.86

### Tenure

The unit is available by way of a new effectively full repairing and insuring lease outside the security of tenure provisions of the Landlord & Tenant Act 1954, for a term to be agreed.

### Rent

£21,000 per annum

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

### Rates

Rates Payable: £10,059 per annum

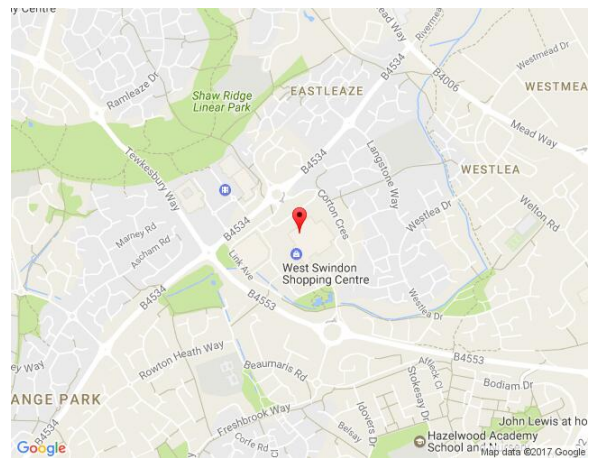
(based upon Rateable Value: £21,000 and UBR: 47.9p)

Interested parties should verify these figures with the Local Authority.

### Service Charge

£3,639 per annum

Subject to confirmation



### Viewing & Further Information

Viewing is strictly by appointment with:

#### Contacts

**Dan Milford**

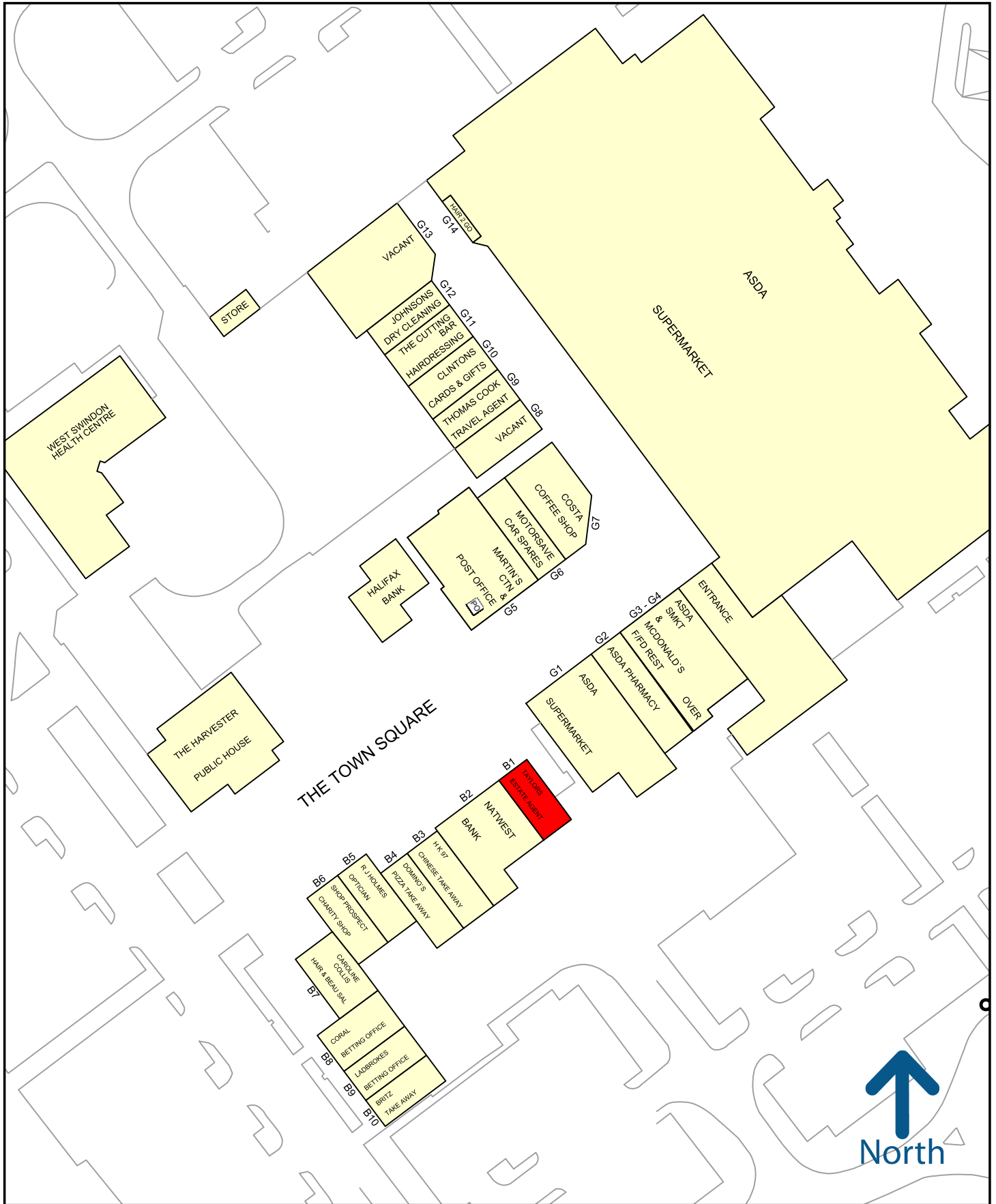
t: +44 (0)117 930 5715

e: [daniel.milford@eu.jll.com](mailto:daniel.milford@eu.jll.com)

**Alexandra Deere**

t: +44 (0)139 242 9386

e: [alexandra.deere@eu.jll.com](mailto:alexandra.deere@eu.jll.com)



50 metres

Experian Goad Plan Created: 16/05/2017  
Created By: Jones Lang LaSalle Ltd

