

44 HAVELOCK STREET, SWINDON, WILTSHIRE, SN1 1SD



SHOP TO LET

**1,334 sq ft
(123.9 m²)**

- *Suitable for retail or alternative uses in Class E*
- *Busy pedestrianised street*

Kilpatrick & Co

Commercial Property Consultants



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LOCATION: Swindon is the largest commercial centre in Wiltshire and lies approximately 80 miles west of London, 40 miles east of Bristol and west of Reading. The town has excellent transport links with direct access to Junctions 15 & 16 of the M4 motorway. Havelock Street lies just south of Havelock Square and is a pedestrianised street favoured by independent retailers, restaurants, café's and charity shops.

DESCRIPTION: The premises comprises a 2 storey shop with a ground floor retail area with storage and a first floor comprising of storage, kitchenette, office & WC. The property also has rear access and 1 car park space at the rear.

SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground Floor: Shop/Stores	691 sq ft
First Floor: Stores/Kitchen	643 sq ft
WC	—
Total:	<u>1,334 sq ft (123.9 m²)</u>

SERVICES: We are advised that all mains services are connected to the property but we have not carried out any tests of services or service appliances.

RENT: £18,000 per annum, exclusive of vat (if applicable) & outgoings.

AVAILABILITY: The premises are available on a new full repairing and insuring lease for a term to be agreed.

BUSINESS RATES: Informal enquiries via the Valuation Office website indicates that the property is assessed as follows:-

Description:	Shop & Premises
Rateable Value (2026):	£15,250
Uniform Business Rate (2026/27):	£0.382
Full Rates Liability (2026/27):	£5,825.50

NB: Further information on business rates is available from Swindon Borough Council on 03453022316.

EPC: In accordance with the Energy Performance of Buildings (Certificates and Inspections) (England & Wales) Regulations 2007, an Energy Performance Certificate has been requested.

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

VIEWING: Strictly by appointment with sole agents **KILPATRICK & CO** on **01793 643101**.

Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



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19/01/2026

