

To Let



3 Hannington Close
Penhill
Swindon
SN2 5NN
Size - 365 ft²

Property Assets,
Swindon Borough Council,
Civic Offices, Euclid Street, Swindon, SN1 2JH
Email: property@swindon.gov.uk

Location

Located in Penhill, to the north of Swindon, this property enjoys convenient access to local shops, schools and everyday amenities, with Swindon town centre and transport links just a short distance away.

Description

Ground floor lock-up shop. The shop is well positioned within Penhill, serving the surrounding residential community. It benefits from good local footfall and convenient access to nearby amenities, with further facilities available in Swindon town centre just a short distance away

Accommodation

The Premises comprises 365 ft² shop with toilet.

Tenure

The lease is to be offered for a term of 10 years. The lease to be specifically excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent

The Premises are offered at a commencing rent of £5,000 per annum exclusive of business rates, building insurance, VAT and other outgoings.

Business Rates

From the 1st of April 2026 the Rateable Value of the Premises will be £5,200.

Insurance

The Council will insure the fabric of the building and recharge the premium to the Tenant. The Tenant is to insure the windows, window frames, doors and door frames in the premises, stock and contents, including fixtures and fittings against the usual risks.

Repairs

Tenant responsible for internal repairs.

User

The Council will consider any user under class E of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 (subject to necessary consents) provided they do not compete with any existing user in the parade.

Services

The Council has not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Costs

Each party to bear their own costs in connection with agreeing any new lease for the premises.

Viewing

Strictly by prior arrangement. For further information or to arrange a viewing please contact:

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Subject to Contract.

(i) These particulars are set out for general information only for the assistance of potential lessees. They do not constitute, nor constitute part of, an offer or contract.

(ii) Whilst all due care has been exercised in the preparation of the particulars, all descriptions, dimensions and, if necessary, permissions for use and occupation and all other details are provided without any liability on the Council and its officers.

(iii) No Council Officer has any authority to give or make any representation or warranty about the premises.