



**RETAIL UNIT TO LET WITHIN NEW LOCAL CENTRE**

**SWINDON, BADBURY PARK,  
HOMINGTON AVENUE, SN3 6BG**

**PLANNING FOR RETAIL, FINANCIAL  
SERVICES & RESTAURANT USES**

**GROUND FLOOR AREA 1,044 SQ.FT**

**NEW LEASE**

**DEVELOPMENT ANCHORED BY MIDCOUNTRIES  
CONVENIENCE FOOD STORE**

**Location**

The property is located within a new housing development known as Badbury Park, the development was completed by Persimmon and Redrow Homes. Badbury Park's located in Commonhead on the northern edge of the Coate Water Country Park approximately 2 miles from Swindon's Old Town. The site is close to Junction 16 of the M4 and is accessed directly off the A4259 Marlborough Road being one of the main routes into Swindon Town Centre. The development is anchored by **Midcounties COOP Food** and is opposite a new community centre & children's nursery.

**Description**

The unit comprises a lock up retail unit forming part of a larger three storey development.

**Accommodation**

Subject to re-measurement upon practical completion of the development.

Gross Ground Floor Area	96.99 sq.m	1,044 sq.ft
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**Lease Terms**

Available by way of new effectively fully repairing and insuring lease for a term of years to be agreed, subject to rent review after expiry of the 5<sup>th</sup> year of the term and 5 yearly thereafter.

Date prepared: November 2023. Subject to Contract

**Commencing Rental**

£22,000 per annum The rent will be exclusive of Business Rates, Service Charge and VAT.

**Business Rates**

To be assessed

**Handover**

Upon completion of the lease.

**Handover Condition**

The property will be handed over in shell condition with capped off services with the benefit of a shop front. Plans available upon application.

**Planning / Use**

The development benefits from a new E use class (commercial, business and services) including retail, financial & professional services and restaurant / coffee shop under planning ref: s/17/1956 approved 28<sup>th</sup> July 2018. Planning doesn't exist for use as a hot food takeaway with class sui generis use.

**Energy Performance**

To be assessed upon completion of works.

**Viewing Strictly By Appointment**

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Front Elevation



Retail unit to let adjacent to new Midcounties COOP store

Scheme Plan



Location Plan

