



TO LET

FLAGSHIP RETAIL STORE

SWINDON THE PARADE



TERRIFIC CITY CENTRE LOCATION: AVAILABLE NOW

- Flagship store available to let in The Parade - Swindon's premier 250,000 sq.ft open air shopping scheme.
- Modern unit set over two levels with full height glazing.
- Fantastic trading position offering high footfall and the potential for strong sales.



THE
parade
SWINDON



Ground Floor:

4483 sq. ft

First Floor:

4,139 sq.ft



Rent:

£175,000 pa

Service Charge:

£9,266 pa

Rateable Value:

£220,000



Address:

44 The Parade
Swindon
SN1 1BL



what3words:

wink.stow.input



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PROPERTY CONSULTANTS



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Orb Property Consultants

- Lettings & Sales
- Acquisitions
- Investment Advice
- Property Development
- Asset Management

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Why Swindon?

Swindon residents enjoy identical wages to their Bristol neighbours but with house prices 23% lower they have a greater disposable income to spend.

With Swindon's average storefront rental fees c. 30% less than those in Bristol this flagship store offers a terrific opportunity to drive profit.

Learn more at: orb.agency/insight/guide-to-retail-property-in-swindon

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