

TO LET
FORMER DAY NURSERY PREMISES
SUITABLE FOR ALTERNATIVE USES (STP)



**ELSTREE WAY, ABBEYMEADS VILLAGE CENTRE,
SWINDON, SN25 4YX**

- **551 SQ M (5,930 SQ FT) APPROX**
- **SUITABLE FOR HEALTH CENTRE AND OTHER D1 USES,
RETAIL OR LEISURE USE SUBJECT TO PLANNING**

Location

Abbeymeads is a modern neighbourhood centre on the north side of Swindon, close to the Ermine Street (A419) at its junction with Cricklaid Road (A4311). The Village is situated approximately 3.5 miles north of the town centre and is the focal point of the surrounding residential suburbs providing local amenities including a church hall, public house, convenience store and a parade of local shops including Tesco.

Swindon has an urban population of approximately 157,000 (2001 census) and benefits from good road links via the M4 to London and the West Country and the Midlands via the M5.

Description

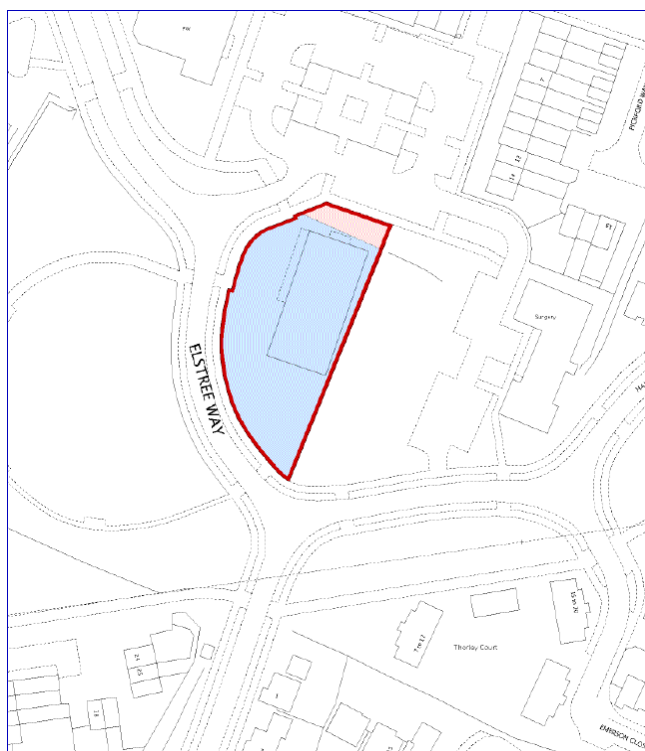
The premises comprise a modern building of brick construction with glazed elevations to the front and side under a tiled roof incorporating roof lights. The property is laid out internally to provide a reception and lobby area toilets, kitchen and ancillary spaces. Finishes are to a high standard.

Externally, the site is bounded with a wooden post fence within which there are various play areas including lawned area, patio and rubber soft surface surrounding an activity play area. Car parking is provided to the front of the site within the communal centre car park.

A gross internal area of 551 sq m (5,930 sq ft) is provided but the property is currently arranged in a series of rooms as follows:

Floor Areas	Sq m	Sq ft
Nurseries	241	2,594
Baby rooms	57	614
Ancillary	147	1,582
Hallway/Play area	106	1,140
TOTAL	551	5,930

(measured on a gross internal basis according to the code of measuring practice (5th edition). All areas are approximate).



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Planning

The property has planning consent for its former use as a Children's Day nursery. The property may be suitable for alternative D1 uses, D2 Leisure uses or A1 retail subject to consent.

Interested parties are recommended to make their own enquiries in respect of the existing lawful use and alternative uses with Swindon Borough Council on 01793 463725.

Tenure

The premises are held on a 25 year lease from 26 March 1999 at a current rent of £92,725 per annum subject to a rent review 26/03/04.

Services

We understand that electricity, water, drainage and gas are connected to the property / site. However, interested parties are advised to make their own enquiries.

Terms

The lease is available by way of an assignment.

VAT

Rents quoted are exclusive of VAT unless otherwise stated.

Legal Costs

The ingoing tenant will be responsible for their own costs in this matter.

Rateable Value

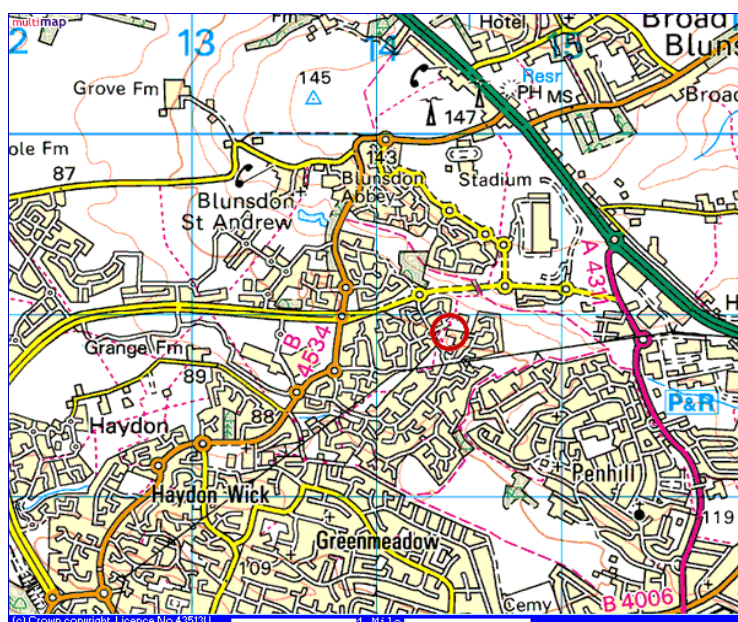
Rateable Value: £65,000

Viewing/Information

Contact: **Alfred Bartlett**

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Email: alfred@bartlettproperty.co.uk



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