

CLIVE PARADE

Swindon
Wiltshire
SN2 1AJ

Occupiers Include

Ladbrokes

Londis

POST OFFICE®

KFC

CLIVE PARADE

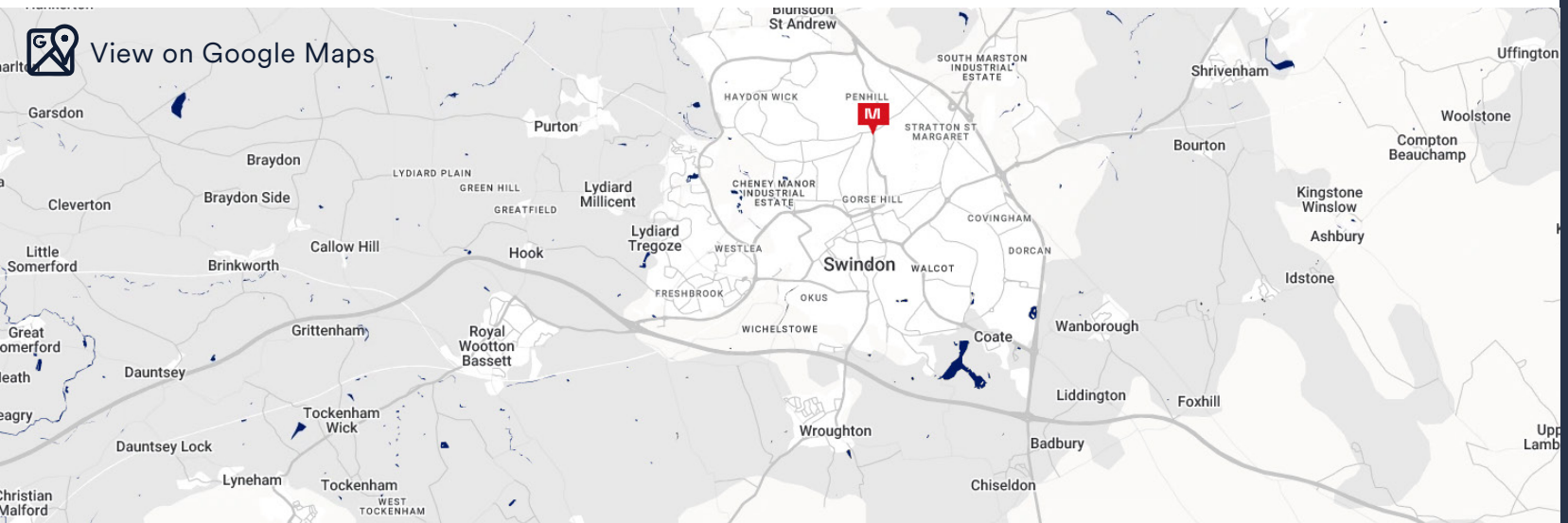
SITE PLAN











250k Catchment Population

within a 20 minute drive time

19,932 sq.ft

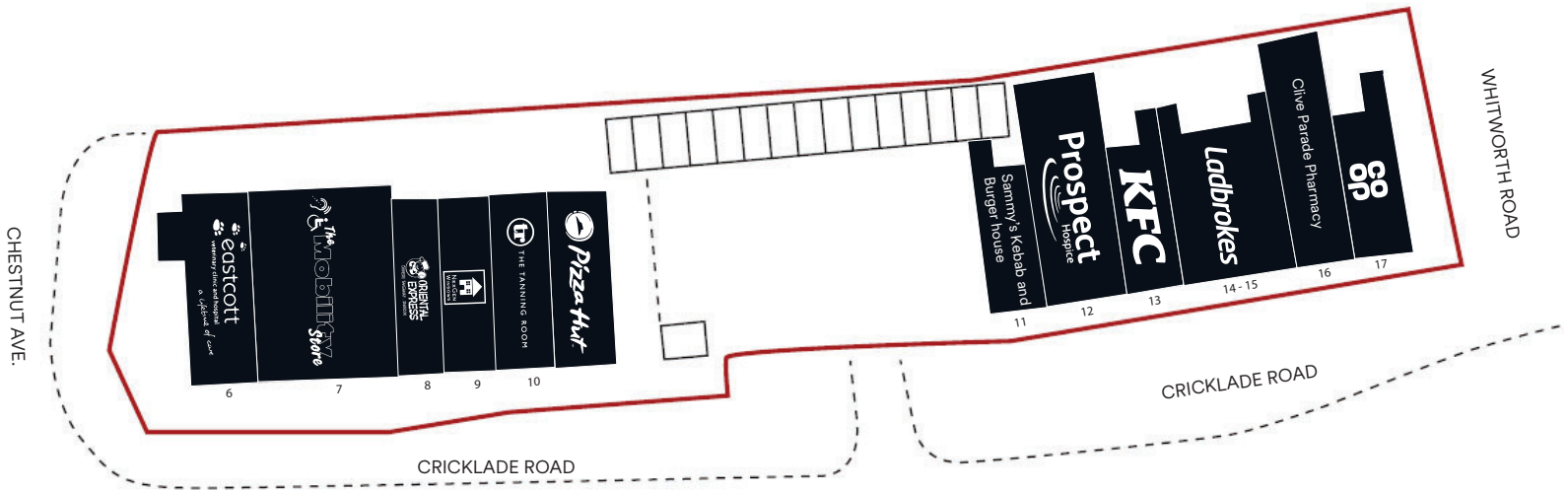
Total development

22

Retail units on site

sidelined.reliving.punters

What Three Words



DESCRIPTION

Clive Parade is a well-established mixed-use retail parade located in the busy town of Swindon, approximately 35 miles east of Bristol and 80 miles west of London.

The parade is prominently positioned on Cricklade Road, a key arterial route just north of Swindon town centre, and benefits from strong local footfall and excellent transport links.

The estate comprises 17 retail units with residential accommodation above and is supported by on-site customer parking.

Existing occupiers include a mix of independent retailers and service providers, contributing to a vibrant and diverse tenant mix.

RATEABLE VALUE

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE & INSURANCE

All units in the scheme contribute to the service charge. The landlord insures the structure and recovers the cost of the premium from the tenant.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

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