



TO LET

1-2, ELLENDUNE SHOPPING CENTRE, WROUGHTON, SWINDON, SN4 9LN

735 SQ FT - 1,437 SQ FT AVAILABLE

****REDUCED RENT ****

LOCATION

Wroughton is located between junctions 15 & 16 of the M4 Motorway. Providing direct access to London and Bristol, and the A419 providing access to the M5 Motorway.

Ellendune Shopping Centre, is a busy local purpose built parade, situated a short distance from Wroughton High Street. The Scheme is anchored by **Tesco Express** with other local occupiers including **Prospect Hospice** and **Haine & Smith Opticians**.

Free customer parking is available outside.

ACCOMMODATION

****Available combined or separately.**

End of terrace units immediately adjoins **Bombay Spice**.

The approximate net internal floor areas and dimensions are:

	Unit 1	Unit 2	Combines
Internal Width	5.22m (17'1)	5.26m (17'3)	10.48m (34'4)
Internal Depth	13.16m (43'2)	13.48m (42'3)	26.64m (85'5)
Sale Area	68.3m ² (735 sq ft)	65.20m ² (702 sq ft)	133.5m ² (1,437)

External storage and servicing is available from the rear.

CONTACT

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Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk/commercial

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

LEASE

A new full repairing and insuring lease is available for a term to be agreed.

RENT

Unit 1: £17,500 per annum, exclusive.

Unit 2: £17,500 per annum, exclusive.

PLANNING

We understand the property has a **Class E** planning consent. So would be suitable for retail, **office, café restaurant & some medical uses**, subject to landlord consent.

SERVICE CHARGE & INSURANCE

Service charge: Unit 1: £1,100 Unit 2: £1,100

Insurance: Unit 1: £500 Unit 2: £500

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: Unit 1: £10,500 Unit 2: £10,500

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](#)

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Unit 1: B (43) Unit 2: B (49)

Certificates are available on request

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Cellan Richards

Cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Stuart Williams

Stuart.williams@carterjonas.co.uk / 0117 922 1222

Virtual viewing: <https://vimeo.com/1115761234>

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT NOVEMBER 2025

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