



STIBBARD
PROPERTY



41 Faringdon Road, Swindon, SN1 5AR

A well-located retail shop in Swindon, formerly a barbers for 37 years. The unit comes to a total of 387 sq ft and comprises a ground floor retail space, toilet and kitchenette. The unit benefits from an entrance door to the front off Faringdon Road and a rear exit. The shop is a 10 minute walk from both the bus and train station and Swindon sits on Junction 15 of the M4 and is also bisected by the A419/A346 running North/South.

- FRI lease.
- Current planning use E (Retail).
- Rateable value of £10,250, will qualify for 100% small business rate relief.
- Total ground floor area of 387 sq ft.
- Services: Mains water, electricity, and drainage.
- To let for **£995 pcm** exclusive.
- Viewing by appointment; contact Chris Herridge on 07388 936630.

07388 936630 | CRH@STIBBARDPROPERTY.CO.UK
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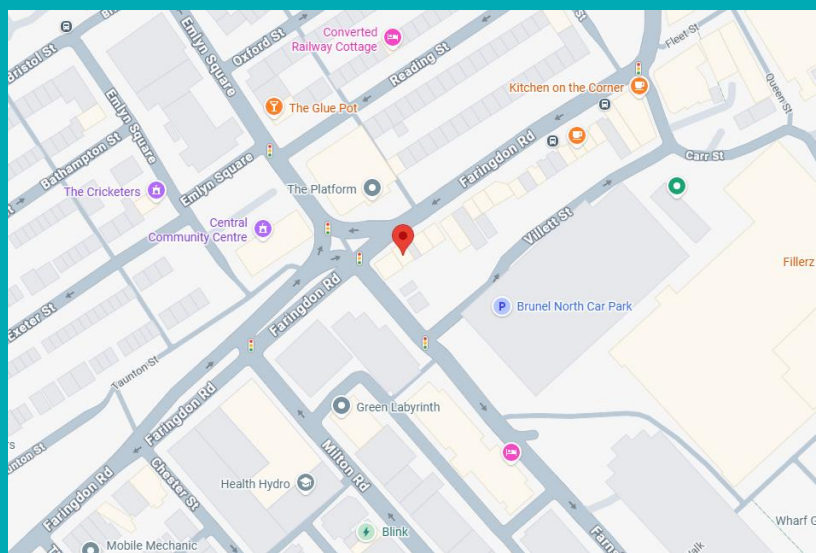
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