

**RAPLEYS**

## TO LET Retail Unit

rapleys.com  
**0370 777 6292**

7 Regent Street, Swindon SN1 1JQ

CONTACT **Michael Bumford**  
07788 412168 | michael.bumford@rapleys.com  
**Richard Curry**  
07876 747146 | richard.curry@rapleys.com



Prominent corner retail unit

Across three floors

Adjoins **Primark**

Use Class E

253.10 sq m (2,724 sq ft)

£60,000 pax

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### Location

Swindon is a large town in the south west of England, 35 miles east of Bristol and 78 miles west of London. The town is well connected via the M4 motorway and rail via the Great Western mainline, which runs from Swansea to London.

The subject property is located opposite the Brunel shopping Centre on the corner of College Street and fronts Regent Street.

### Description

The subject property comprises ground floor retail with small office to rear with storage on the second floor and staff kitchen and WC's on the second.

The Brunel Shopping Centre is nearby with 520,000 sq ft of retail space anchored by a major **M&S** store on two levels. Other nearby occupiers include **Argos**, **Boots** and **Sainsburys**.

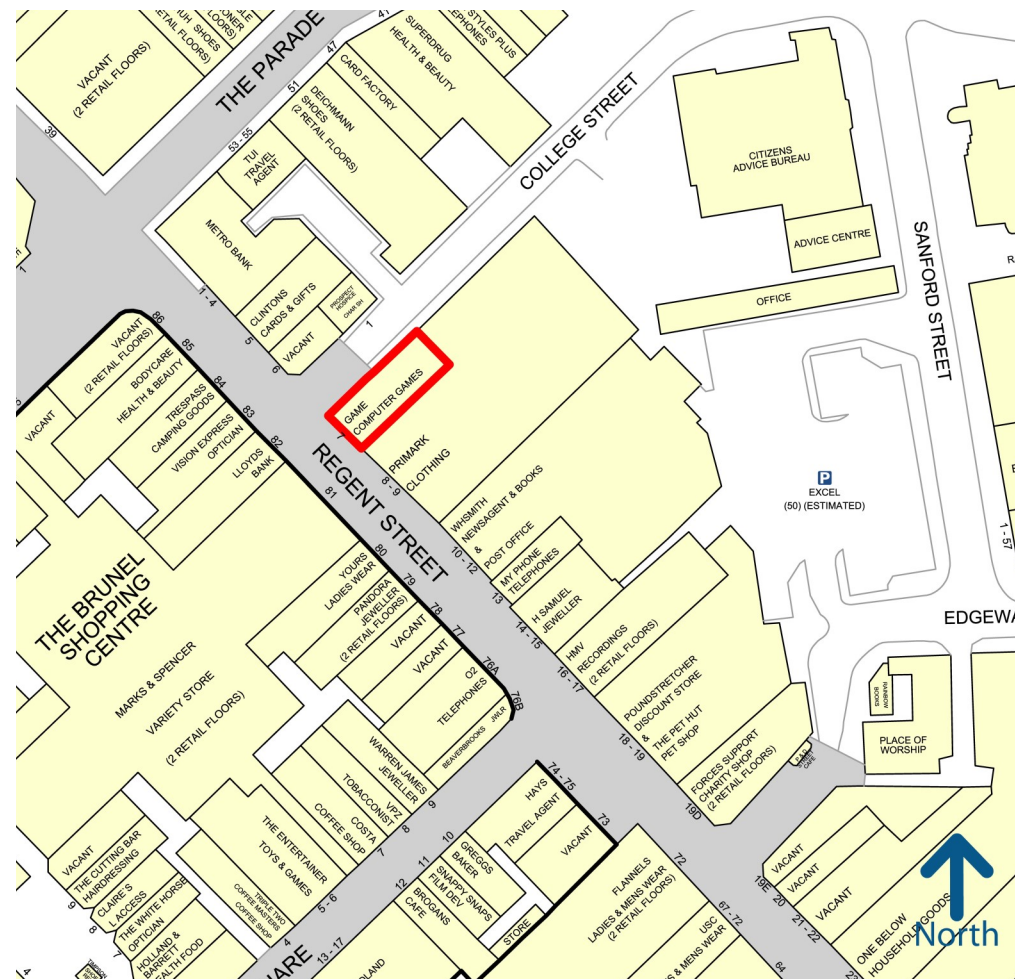
The centre also benefits from an adjoining 750 space multi-storey car park as well as the recently developed food court, The Crossing. The Brunel is the primary shopping destination in Swindon town centre and is made up of five distinct areas including Canal Walk, The Plaza, Havelock Square, Regent Street (subject property is located) and The Arcade.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	151.64	1,632
First floor	79.79	859
Second floor	21.67	233
<b>Total</b>	<b>253.10</b>	<b>2,724</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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## Tenure

A new lease for a term to be agreed.

## Terms

£60,000 pax.

## Rating

We are advised that the Rateable Value for the property is £91,500. Please note, the Government have confirmed that Business Rates will not be payable on occupied retail premises for the year 2020/21.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

## Energy Performance

Energy Performance Asset Rating: TBC.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Viewing

Strictly by appointment with the sole agent.

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