

# To Let

On the instructions of



**45B Regent Street, Swindon, SN1 1JS**

**729 ft<sup>2</sup>** 67.72 m<sup>2</sup>



Lock up retail property in Swindon Town Centre.  
Retail use including Café and Restaurants. Other uses within Use Class E

Takeaway uses will **not** be considered.

## Location

The property is located in Regent Street adjacent to the site where a new Premier Inn is currently under construction.

Occupiers in the immediate vicinity include Nationwide Building Society, Haine & Smith, Prospect and Robert Dyas.



## Description

The property is the former William Hill betting office and has an aluminum glazed shop front with access door, plaster finish to walls, suspended ceiling with recessed lighting and a tiled floor with areas of inserted carpet.

There are fully tiled male, female and disabled wc facilities and a small staff room area with kitchen facilities. There is a single car parking space at the rear of the property.



## Accommodation

The property has been measured on a net internal basis and found to provide a retail area of:

**729 ft<sup>2</sup> (67.72 m<sup>2</sup>)**



## User

The property can be used for retail uses including professional services, coffee shops, cafés and restaurants where hot food and drink is mostly consumed on the premises. Other uses within Use Class E are also permitted.

Takeaways will **not** be considered.

## Terms

The property is being offered by way of a new effective full repairing and insuring lease for a term to be agreed. The lease will be contracted out of the security of tenure provisions of the Landlord and Tenants Act 1954.

The quoting rent is £19,000 per annum exclusive.

VAT will be applicable to the rent.

## Business Rates

The tenant will be responsible for the rates payable. The property is assessed as Shop and premises with a Rateable Value of £28,000.

## Energy Performance Certificate

The property has an EPC rating of D95. A copy of the Energy Performance Certificate is available on request.  
s located

## Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

## Viewing and Further Information

For further information or to arrange an inspection, please contact:

Melisha Dias, Graham + Sibbald

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Date September 2022

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