

13 Regent Street | Swindon |
SN1 1JQ

Prime Shop | To Let



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Location

Swindon is the County town of Wiltshire, 35 miles to the west of Reading and 30 miles south west of Oxford.

The town lies just to the north of the M4 which provides good access to the M25 and London.

Swindon railway station provides a fast and frequent service to London within 1 hour.

Regent Street is pedestrianised and forms part of the prime shopping area in the heart of Swindon Old Town.

The unit is opposite the entrance to the Brunel Shopping Centre, situated immediately adjacent to WH Smith. Other retailers in close proximity include Primark, Flannels, Sports Direct, H Samuel and Marks & Spencer.

Our client has recently completed a letting of the former Next premises at 19 Regent Street to coffee operator, Boswells Group.

Description

The intention is to convert the upper floors of the property to residential and therefore the new demise will be arranged solely at ground floor.

To the rear of the property is a large car park comprising 50 spaces from which service access is provided to the parade of retail units.

Accommodation

The new demise will comprise the following approximate floor area:

Ground floor | 91.86 Sq.m | 988 Sq.ft

Terms

The premises are offered on the basis of a new effective Full Repairing and Insuring lease with Rent Reviews at 5 yearly intervals and for a term of years to be agreed.

Rent

Offers in the region of £30,000 per annum exclusive.

Planning

The premises can be used for a variety of uses including retail and restaurant.

Business rates

As part of the proposed separation of floors, the premises will need to be reassessed for rating purposes.

For rates payable please refer to the Local Charging Authority, Swindon Borough Council - 01793 445500.

EPC

Further details available upon request. E 104.

Legal costs

Each party to be responsible for their own legal and consultancy costs.



Contact

Damian Sumner
07974 085738
damian.sumner@brasierfreeth.com

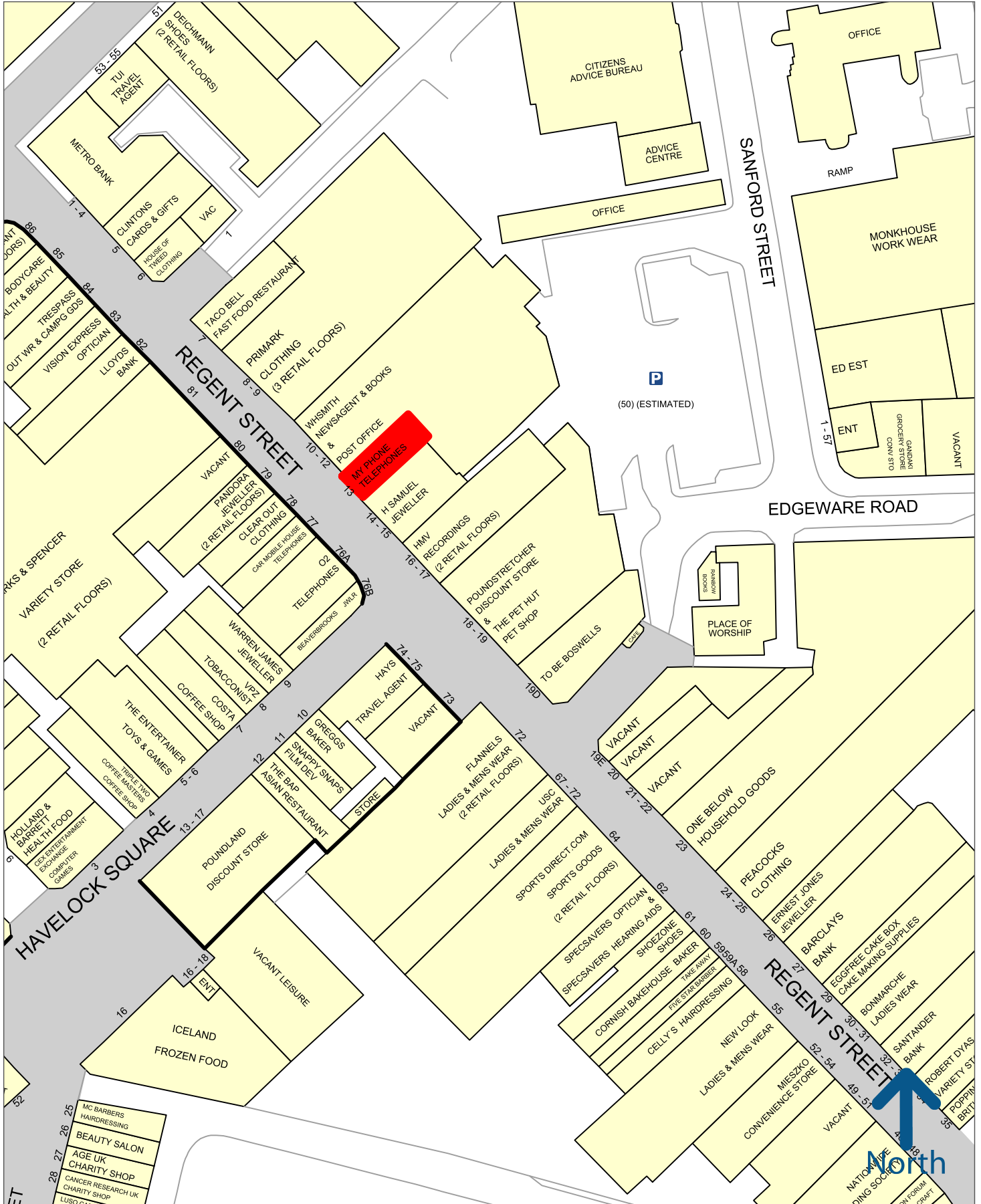
VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents/quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

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50 metres

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