

PRIME GROUND FLOOR UNIT TO LET | ADJACENT TO PRIMARK
SUBDIVISION OPTIONS – 5,000 SQ,FT – 11,000 SQ.FT

10-12 REGENT STREET SWINDON SN1 1JQ

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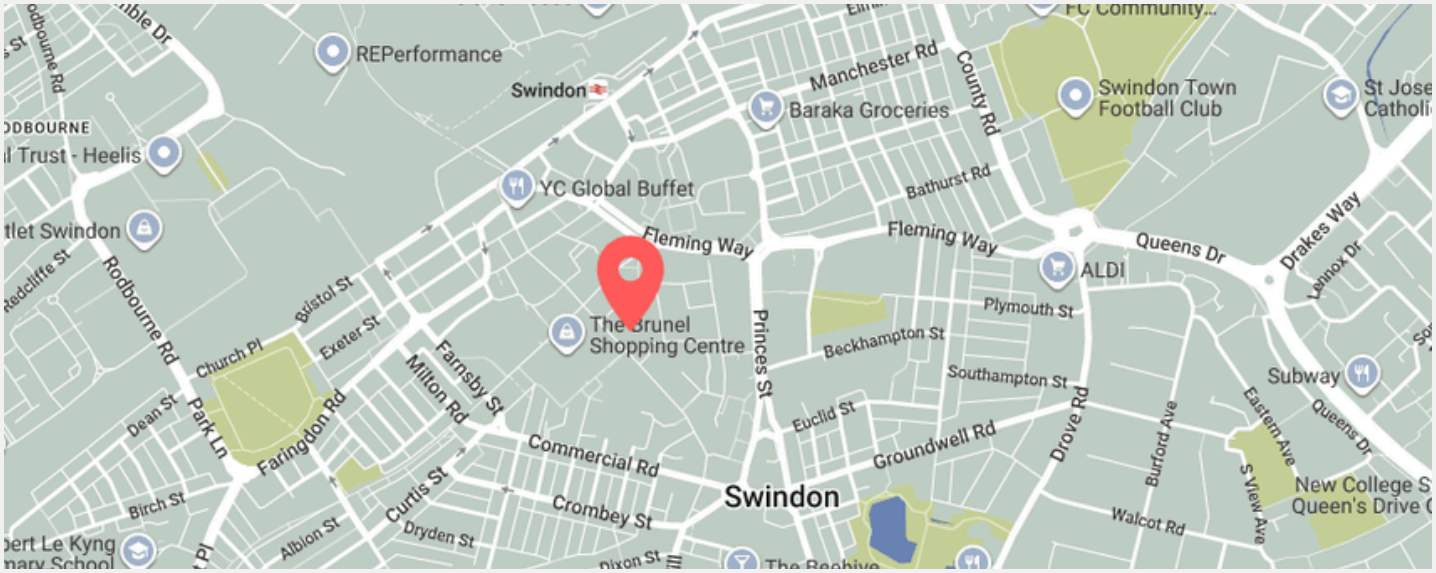



LOCATION

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

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

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KEY DETAILS

- Ground floor footplate of 11,295 Sq.ft
- Available as a whole or on a subdivided basis
- Adjacent to Primark
- Large car park to the rear

DESCRIPTION

The existing premises benefit from a significant retail frontage. It is proposed to let the ground floor separately to the upper levels.

Plans showing the existing layout and also subdivision options, are available upon request.

To the rear of the property is a large car park comprising 50 spaces.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	*Size Sq.m*	*Size Sq.ft*
Ground Floor Sales	1,049.30	11,295



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TERMS

The premises are offered on the basis of a new effective full repairing and insuring lease with rent reviews at 5 yearly intervals, for a term of years to be agreed.

RENT

£120,000 per annum exclusive.

EPC

Further details available upon request. C 60.

BUSINESS RATES

The premises will be reassessed for rates, depending on the nature of the subdivision of the premises.

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

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



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