

16-17 Regent Street |
Swindon | SN1 1JQ

Prime Shop | To Let



Key features

- New reconfigured space
- Close to Primark
- Suitable for a range of uses



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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 Old Town.

The unit is close to the entrance to the Brunel Shopping Centre, situated immediately adjacent to H Samuel. Other retailers in close proximity include Primark, Flannels, Sports Direct, 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

Our client has purchased the parade of shops and is proposing to convert the upper floors to residential. The ground floor will therefore be reconfigured to provide retail accommodation solely at ground floor with the existing sales staircase removed.

Plans showing the new layout and elevational detail are available upon request.

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 areas:

Ground floor sales	147 Sq.m	1,582 Sq.ft
Ground floor store	29 Sq.m	312 Sq.ft
Rear store	11 Sq.m	118 Sq.ft
TOTAL	 187 Sq.m	 2,012 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.

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Rent

Offers in the region of £70,000 per annum exclusive.

Planning

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

EPC

Further details available upon request. E 104.

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.

Legal costs

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



VIEWINGS - Strictly by appointment

Contact

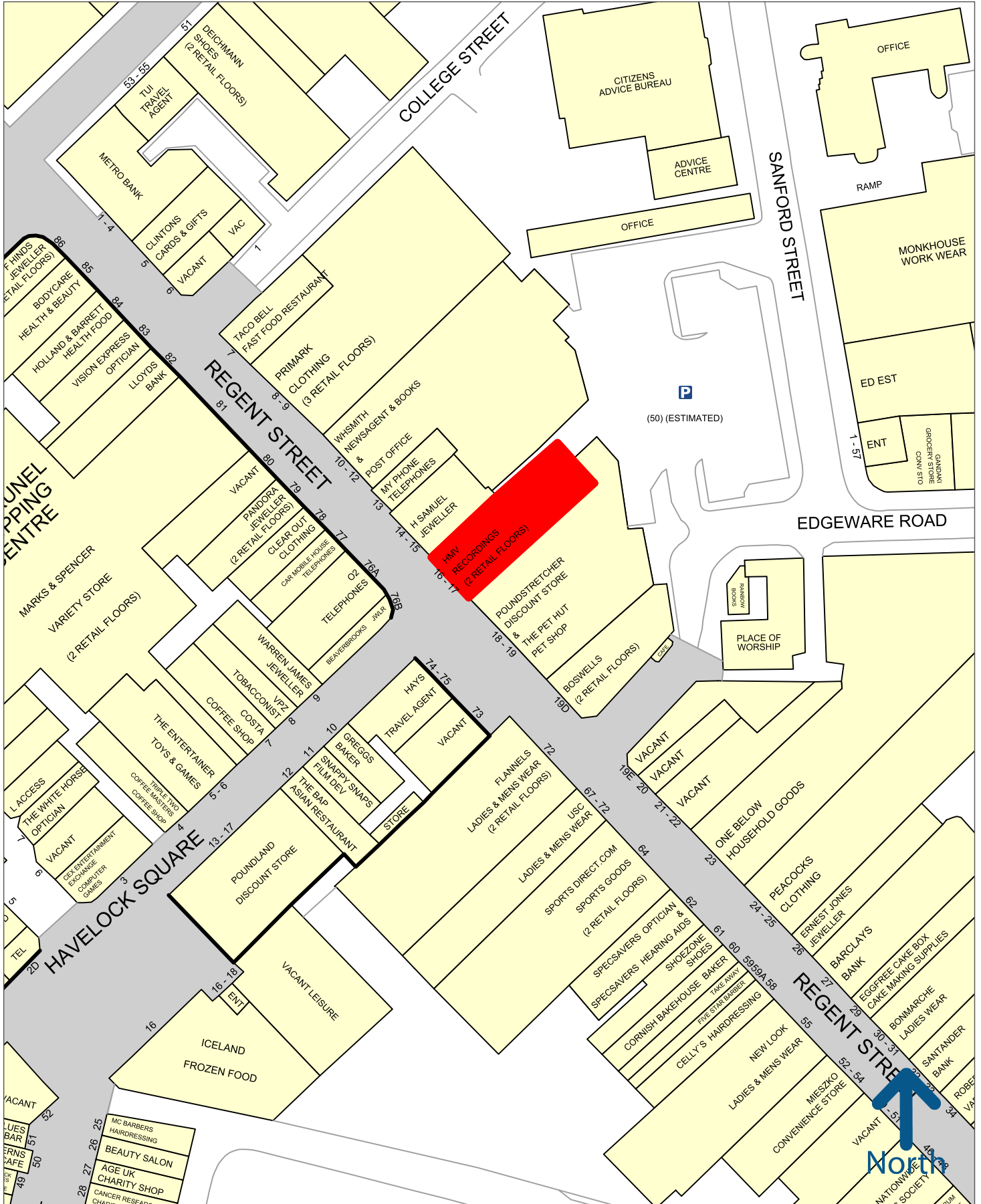
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Information required will include:
• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
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50 metres

Experian Goad Plan Created: 22/05/2023
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