



RETAIL / LEISURE UNIT TO LET

5 Canal Walk
Swindon
SN1 1LF

- 500,000 sq ft shopping centre
- 750-space car park adjacent



Location

The premises form part of The Brunel Shopping Centre, in Swindon town centre, which comprises c. 500,000 sq ft of retail & leisure space, with over 100 occupiers currently trading, and is anchored by **Boots The Chemist** with other retailers trading including **Claire's Accessories, LUSH, The Works, Card Factory, Holland & Barrett, Shoezone, Pandora, The Entertainer** and **Vision Express**.

The Centre benefits from an adjoining 750-space car park. The primary catchment population within a 15-minute drive is 266,800.

The premises are located on Canal Walk adjacent to **F Hinds** and close to **Three, EE, JD Sports** and **Waterstones**.

Accommodation

The premises are arranged over ground and first floor level and provide the following approximate net internal floor areas:

FLOOR	SQ FT	SQ M
Ground Floor Sales	1,357	126.02
First Floor Ancillary	3,364	315.55
TOTAL	4,721	438.59

Terms

The premises are available on a new effectively full repairing and insuring lease, on terms to be agreed.

Rent

On application.

Service Charge

On application.

Rating Assessment

The premises are to be assessed for rating purposes. Interested parties are advised to make their own enquiries of the Local Billing Authority.



Planning

The premises are suitable for a variety of uses under Class E of the Use Classes Order 2020, including retail, financial & professional services, cafe & restaurant, gym, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.

VAT

All figures quoted are exclusive of VAT.

Costs

Each party to be responsible for their own costs incurred in the transaction.

EPC

Available on request.

SUBJECT TO CONTRACT



16 Whiteladies Road, Clifton, Bristol BS8 2LG

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Further Information

For further information or to arrange an inspection please contact:

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Important Notice:

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