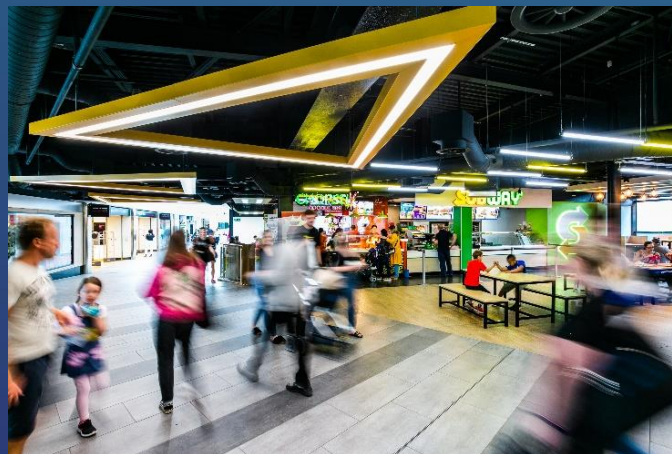




CATERING PREMISES TO LET

The Crossing
Food Hub
Brunel Shopping
Centre
Swindon
SN1 1LH

- 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 including **Claire's Accessories**, **LUSH**, **The Works**, **Card Factory**, **Holland & Barrett**, **Shoezone**, **Pandora**, **F Hinds** 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 unit forms part of food court development **The Crossing**, located at first floor level, directly accessed via a new escalator on Canal Walk. Other occupiers nearby include **Chopstix**, **Subway** and **Broccoli Pizza and Pasta**.

Accommodation

The premises are located at first floor level of the shopping centre. The premises provide the following approximate floor areas:

| FLOOR | SQ FT | SQ M |
|----------------------------|-------|--------|
| Unit A1 Ground Floor Sales | 656 | 60.94 |
| Unit G Ground Floor Sales | 1010 | 93.83 |
| Unit H Ground Floor Sales | 1245 | 115.66 |

There are communal public seating areas located nearby which are included within the service charge.

Terms

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

Rent

On application.

Service Charge

Unit A1 – £5,957.67 pa.

Unit G – £9,173.31 pa.

Unit H – £11,308.03 pa.

Rating Assessment

The premises have been entered in the 2023 Rating List as follows:

Unit A1 Rateable Value - £8,200

Unit G Rateable Value - £17,000

Unit H Rateable Value - £22,500

UBR 2024/25 – 49.9p

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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