

arc

RETAIL & LEISURE

PRIME RETAIL UNIT TO LET

4 Brunel Plaza
Brunel Shopping
Centre
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**. Other nearby retailers include **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.

Accommodation

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

FLOOR	SQ FT	SQ M
Ground Floor Sales	19,920	1,851
First Floor Ancillary	15,267	1,418
TOTAL	35,187	3,269

Terms

The premises are available on a new effectively full repairing and insuring lease excluded from the Landlord and Tenant Act, for a term to be agreed.

Short term let opportunities available.

Rent

Upon application.

Service Charge

On application.

Rating Assessment

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

Description - "Shop & Premises"

Rateable Value - £275,000

UBR 2023/24 - 51.2p

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

The property has an EPC Rating of C-58. Further details available upon application.

SUBJECT TO CONTRACT



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Further Information

For further information or to arrange an inspection please contact:

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