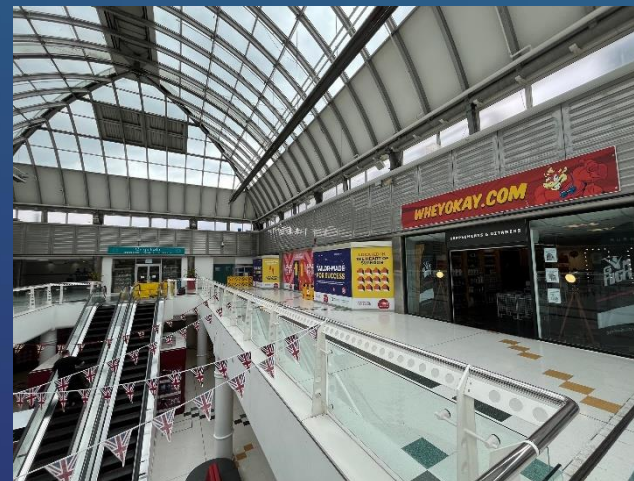
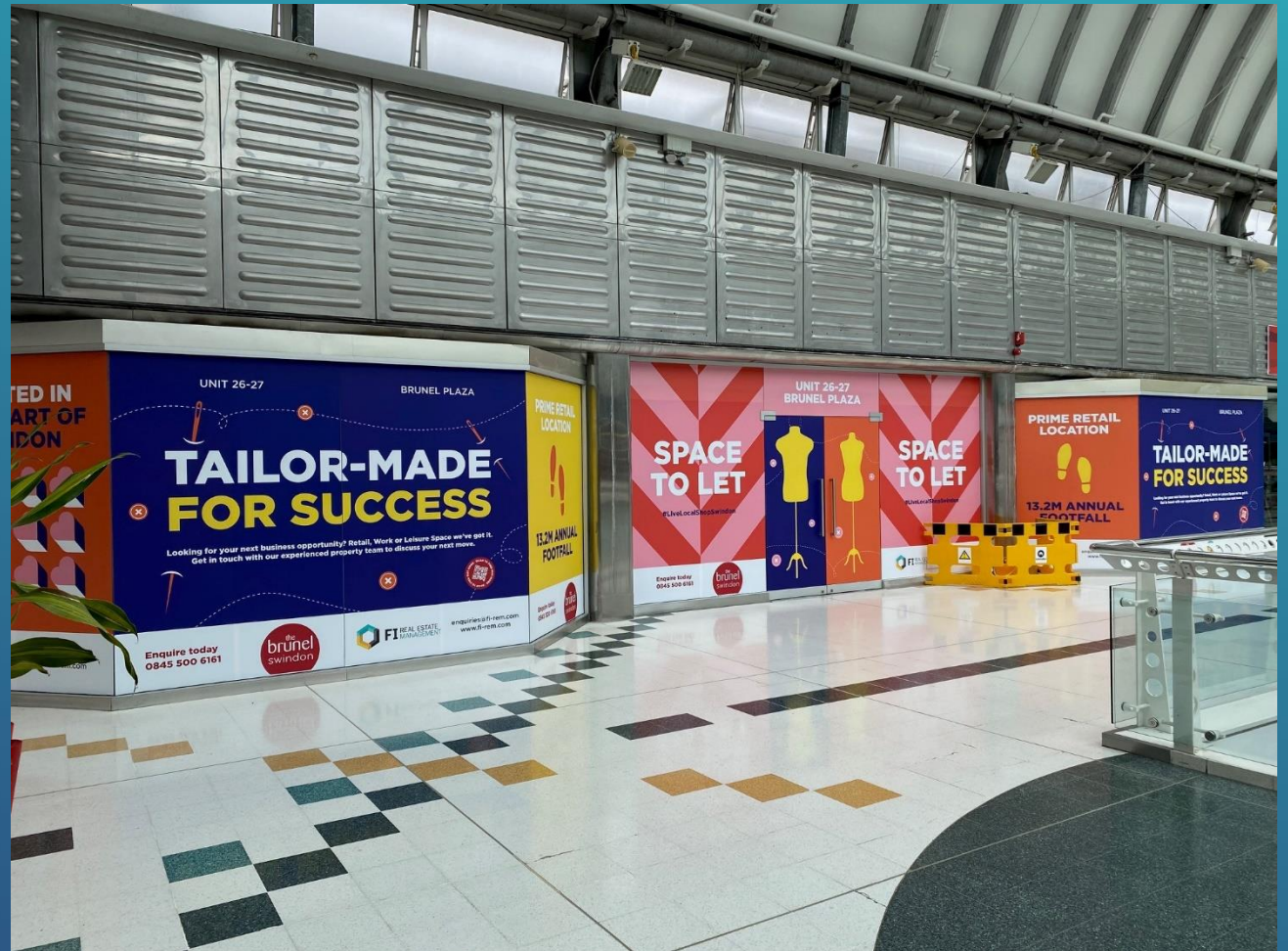


## RETAIL UNIT TO LET

26 – 28 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**, 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.

## Accommodation

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

| FLOOR              | SQ FT | SQ M   |
|--------------------|-------|--------|
| Ground Floor Sales | 3,009 | 279.53 |

## Specification

The premises are fitted out as a white-box.

## Terms

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

**Short term let opportunities available.**

## Rent

On application.

## Service Charge

On application.

## Rating Assessment

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

Description – “Shop & Premises”

Rateable Value - £24,750

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

[www.arcretail.co.uk](http://www.arcretail.co.uk)

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## Further Information

For further information or to arrange an inspection please contact:

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