

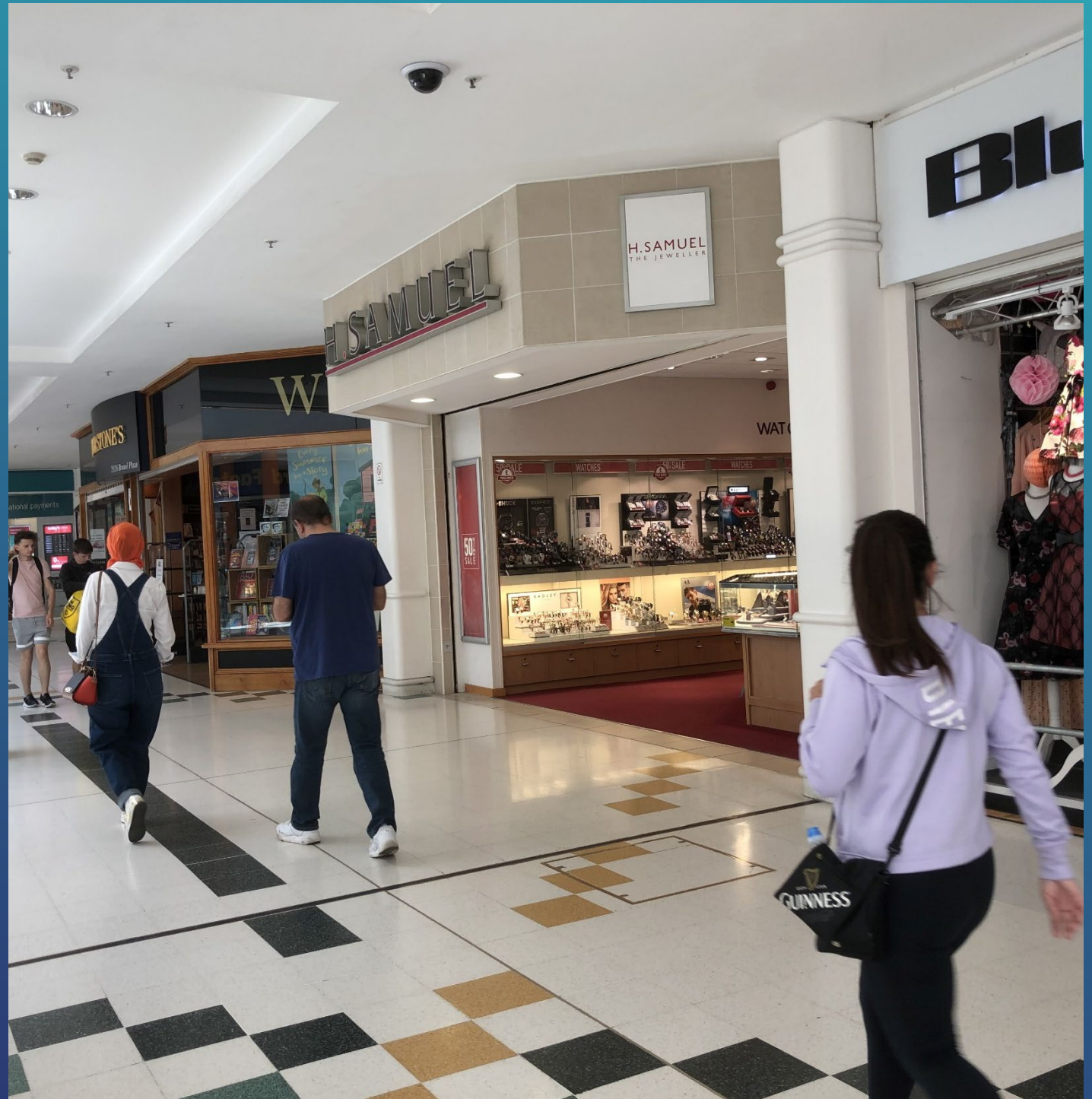
# arc

RETAIL & LEISURE

## RETAIL/LEISURE UNIT TO LET

14 -15 Brunel Plaza  
Brunel Shopping  
Centre  
Swindon  
SN1 1LF

- 500,000 sq ft shopping centre
- Annual footfall of over 13 million visitors
- 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 **Marks & Spencer** and **Boots The Chemist**, with other retailers including **Holland & Barrett**, **F Hinds**, **Pandora** and **Vision Express**.

The Centre benefits from an annual footfall of over 13 million visitors. There is 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 floor and first floor levels and provide the following approximate net internal floor areas:

FLOOR	SQ FT	SQ M
Ground Floor Sales	2,475	229.93
First Floor Sales	2,827	262.63
<b>TOTAL</b>	<b>5,302</b>	<b>492.56</b>

## Terms

The unit is available on a new effectively full repairing and insuring lease, for a term to be agreed.

## Rent

Upon application.

## Service Charge

Upon application.

## Rating Assessment

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

Description - "Shop & Premises"

Rateable Value - £77,000

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.

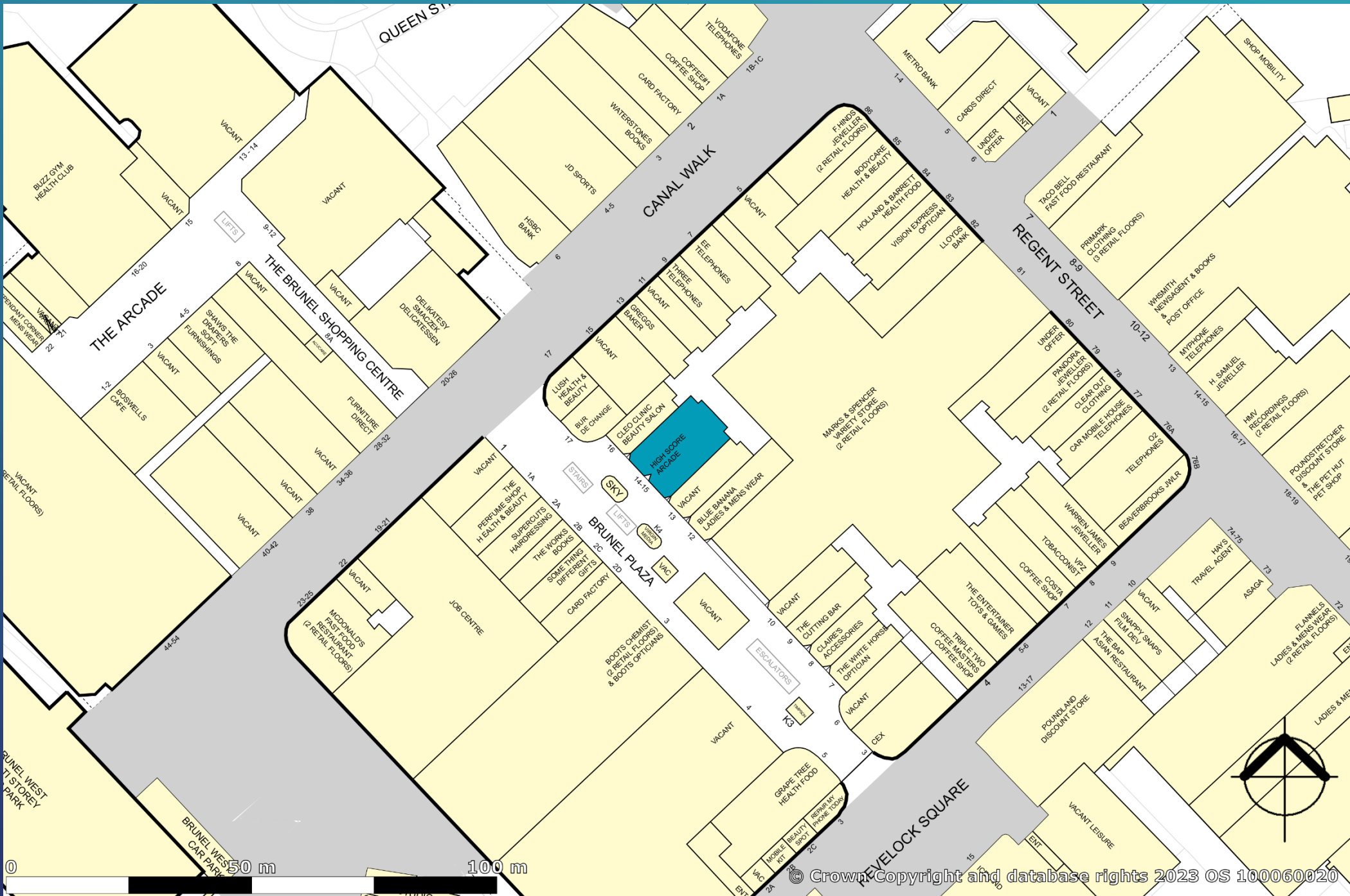
## Costs

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

## EPC

Available on request.

SUBJECT TO CONTRACT & VACANT POSSESSION



©

50 m

100 m

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## Further Information

For further information or to arrange an inspection please contact:

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