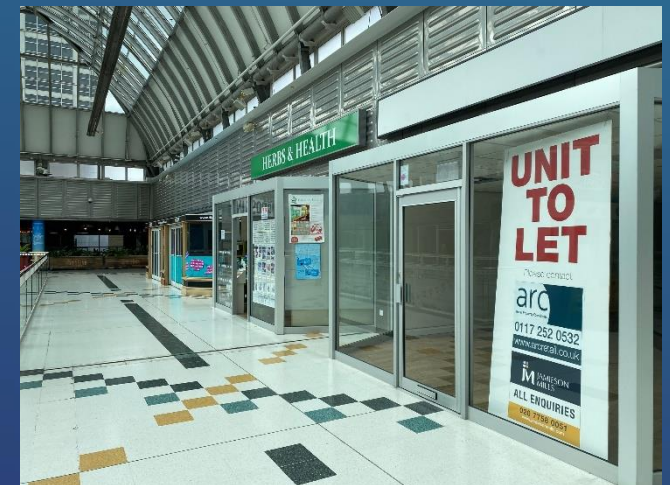




## RETAIL UNIT TO LET

33 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	1,115	103.57
Ground Floor Ancillary	404	37.52
Ground Floor WC	-	-
<b>TOTAL</b>	<b>1,519</b>	<b>141.09</b>

## 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

The service charge is currently £7,483.60 pa.

## Rating Assessment

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

Description - "Shop & Premises"

Rateable Value - £9,800

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.

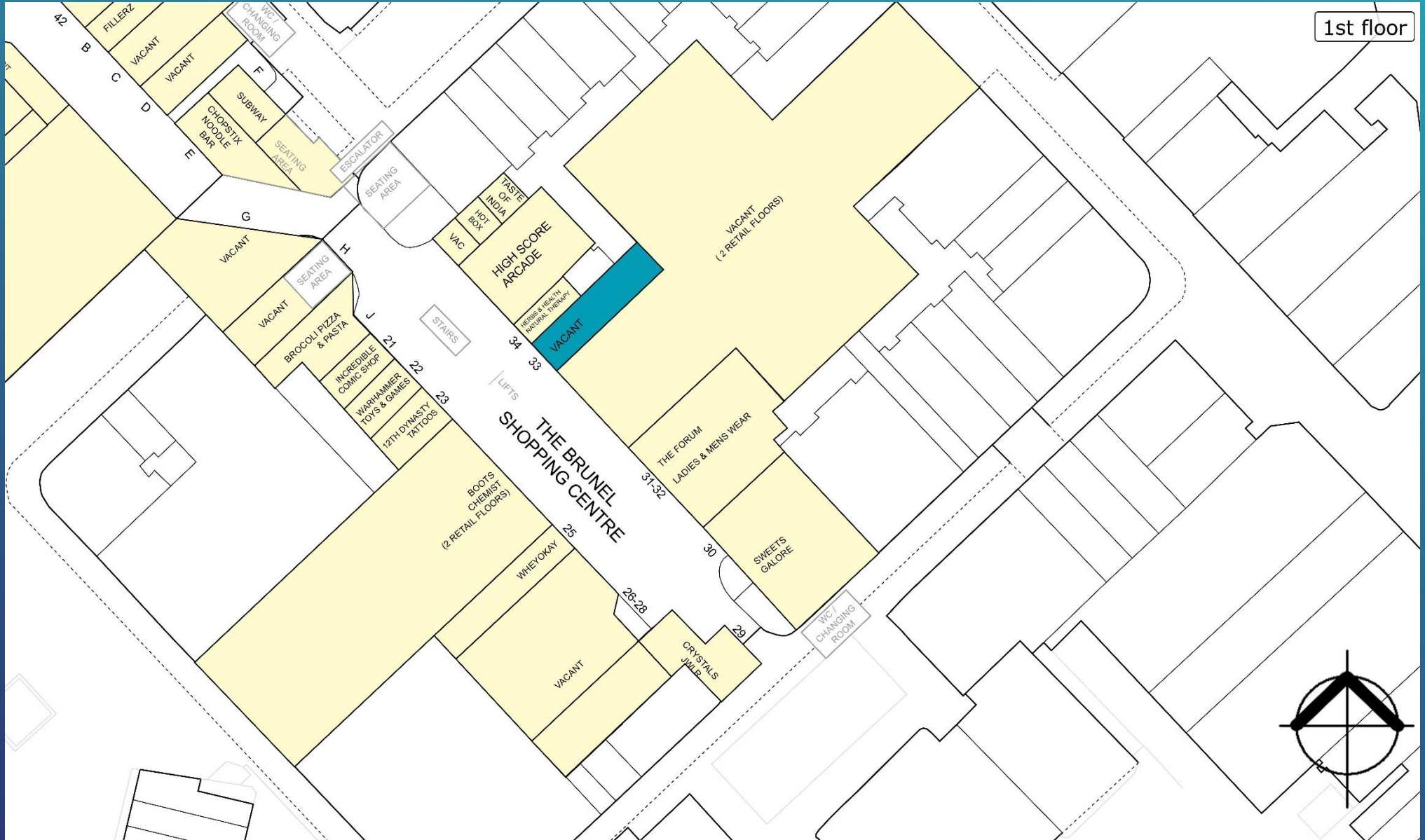
## EPC

Available on request.



SUBJECT TO CONTRACT

1st floor





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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