



## RETAIL UNIT TO LET

2A Havelock Square  
Brunel Shopping  
Centre  
Swindon  
SN1 1LE

- 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, F Hinds, Pandora 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 floor provide the following approximate net internal floor areas:

| FLOOR              | SQ FT | SQ M  |
|--------------------|-------|-------|
| Ground Floor Sales | 558   | 51.84 |

## Terms

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

## Rent

On application.

## Service Charge

The service charge is currently £2,465.08 pa.

## Rating Assessment

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

Rateable Value - £21,000  
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

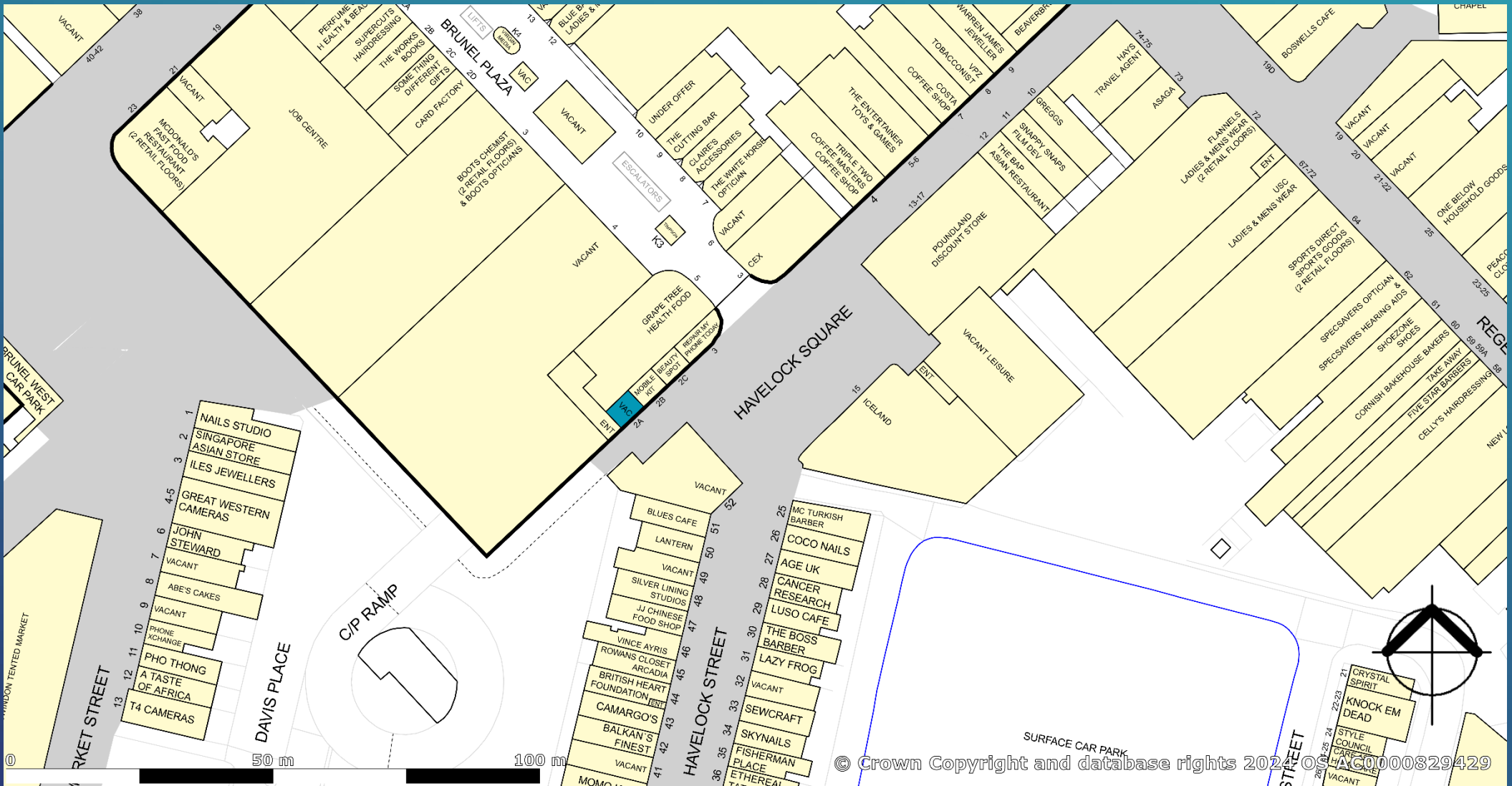
All figures quoted are exclusive of VAT.

## Costs

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

## EPC

Available on request.



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## Further Information

For further information or to arrange an inspection please contact:

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