



## RETAIL UNIT TO LET

15 Canal Walk  
Brunel Shopping  
Centre  
Swindon  
SN1 1LD

- 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 retailers include **Claire's Accessories, The Works, Card Factory, Holland & Barrett, F Hinds, Pandora** and **Vision Express**.

There is an adjoining 750-space car park. The primary catchment population within a 15-minute drive is 266,800.

The premises are located on Canal Walk adjacent to **Greggs** and **LUSH** and close to **JD Sports** and **Waterstones**.

## Accommodation

Following the completion of the Landlord's work the premises will provide the following approximate gross internal floor areas:

FLOOR	SQ FT	SQ M
Ground Floor Sales	2,419	224.72

An indicative floor plan is shown below.

## Specification

The premises will be handed over in shell condition.

## 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 £8,963.61pa.

## 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.



## Rating Assessment

The premises have been entered in the 2024 Rating List as follows:

Rateable Value - £70,000  
UBR 2024/25 - 54.6p

Interested parties are advised to make their own enquiries of the Local Billing Authority.

## VAT

All figures quoted are exclusive of VAT.

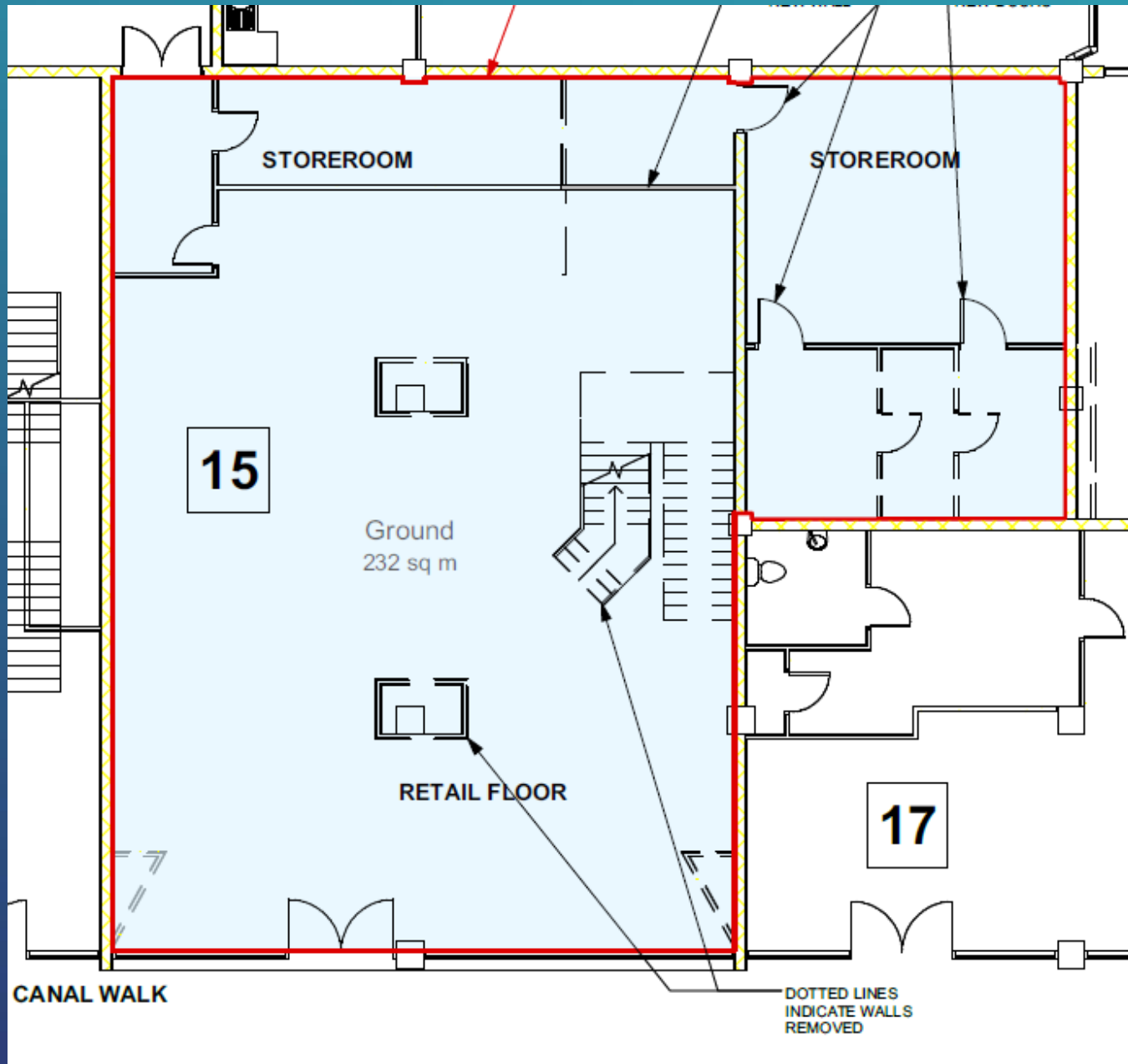
## Costs

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:

**Andy Smallman**

[andy@arcretail.co.uk](mailto:andy@arcretail.co.uk)

07921 744 289

**Anthony Walker**

[anthony@arcretail.co.uk](mailto:anthony@arcretail.co.uk)

07496 519 790

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