

arc

RETAIL & LEISURE

RETAIL / OFFICE PREMISES TO LET

19 Canal Walk
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**, with other retailers including **Holland & Barrett**, **F Hinds**, **Pandora**, **Shoezone**, **LUSH** and **Vision Express**.

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

Accommodation

The premises provide the following approximate net internal floor areas:

FLOOR	SQ FT	SQ M
Ground Floor Sales	12,193	1,132.76
TOTAL	12,193	1,132.76

Specification

The premises are fitted out as an office.

Terms

The premises are available on a new effectively full repairing and insuring lease by way of service charge on terms to be agreed.

Rent

Upon application.

Service Charge

On application.

Rating Assessment

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

Rateable Value - £89,500

UBR 2024/25 - 51.2p

Planning

The premises are suitable for a variety of uses under Class E including retail, financial & professional services, cafes & restaurants, gym, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.

VAT

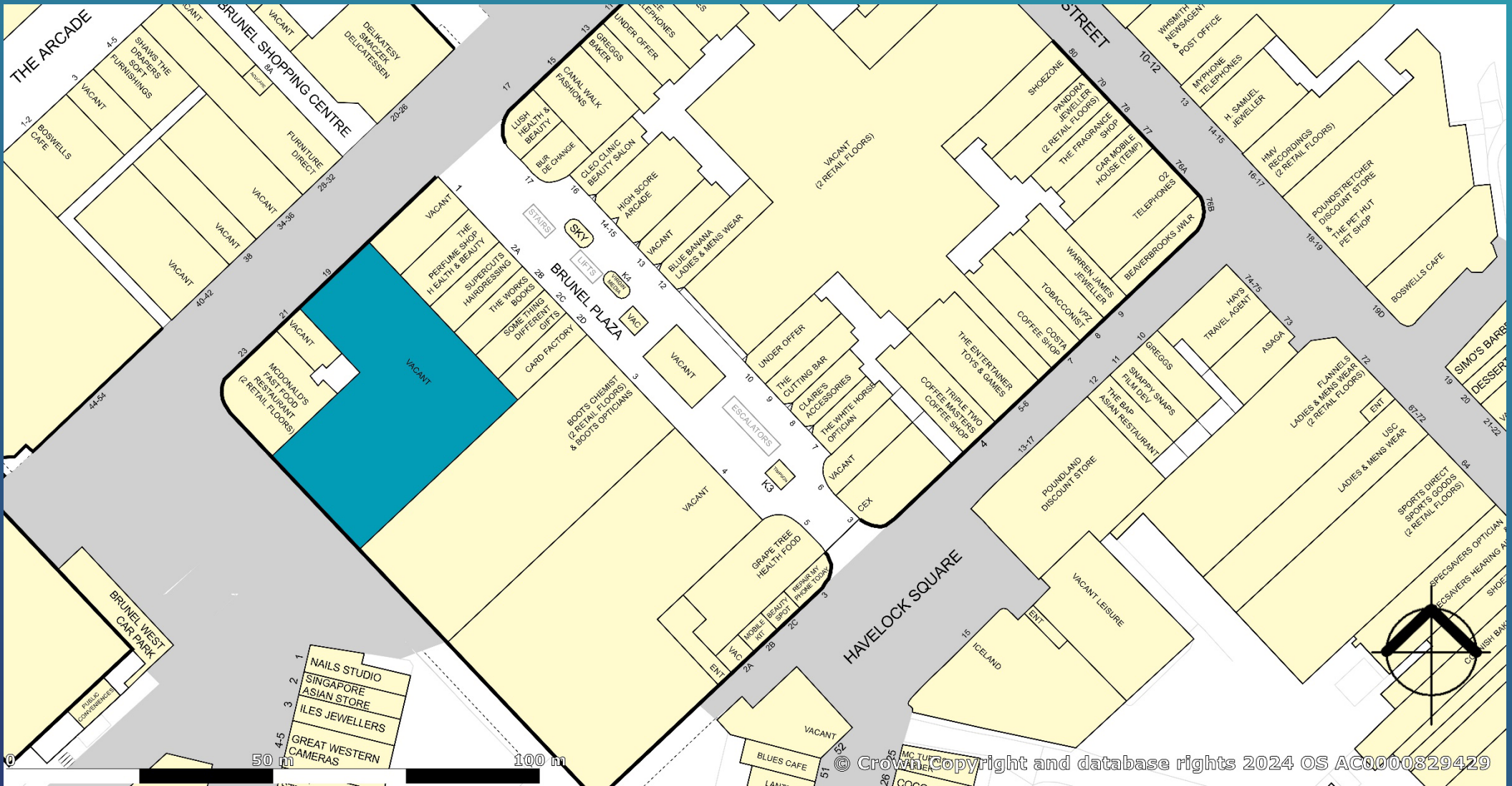
All figures quoted are exclusive of VAT.

Costs

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

EPC

Available on request.



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16 Whiteladies Road, Clifton, Bristol BS8 2LG

www.arcretail.co.uk

Further Information

For further information or to arrange an inspection please contact:

Andy Smallman

andy@arcretail.co.uk

07921 744 289

Anthony Walker

anthony@arcretail.co.uk

07496 519 790

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