

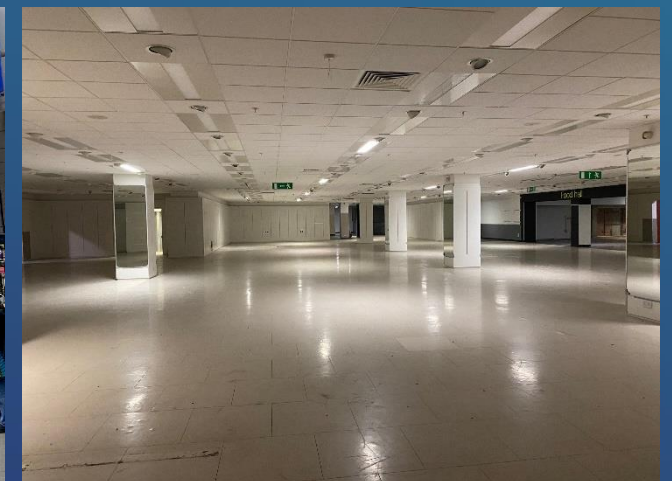


PRIME RETAIL / LEISURE UNIT TO LET

81 Regent Street
Swindon
SN1 1JY

- Former M&S
- Prime location on Regent Street
- 500,000 sq ft shopping centre
- 750-space car park adjacent

Split considered



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, and is anchored by **Boots The Chemist** with other retailers trading including **Claire's Accessories, LUSH, The Works, Card Factory, Pandora** and **The Entertainer**.

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

The premises are located in a prime location on Regent Street adjacent to **Shoezone** and **Lloyds Bank**, and close to **Primark, WH Smith, o2, Vision Express** and **Holland & Barrett**.

Accommodation

The premises are arranged over ground, first and second floor levels and provide the following approximate gross internal floor areas:

FLOOR	SQ FT	SQ M
Ground Floor Sales	29,030	2,696.95
First Floor Sales	27,470	2,552.03
Second Floor Ancillary	25,155	2,336.96
Third Floor Ancillary	14,124	1,312.15
TOTAL	95,779	8,898.09

Consideration would be given to a split of the premises.

Terms

The premises are available on a new effectively full repairing and insuring lease, on terms to be agreed.

Rent

On application.

Service Charge

On application.

Rating Assessment

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

Rateable Value - £492,500

UBR 2024/25 - 54.6p

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.

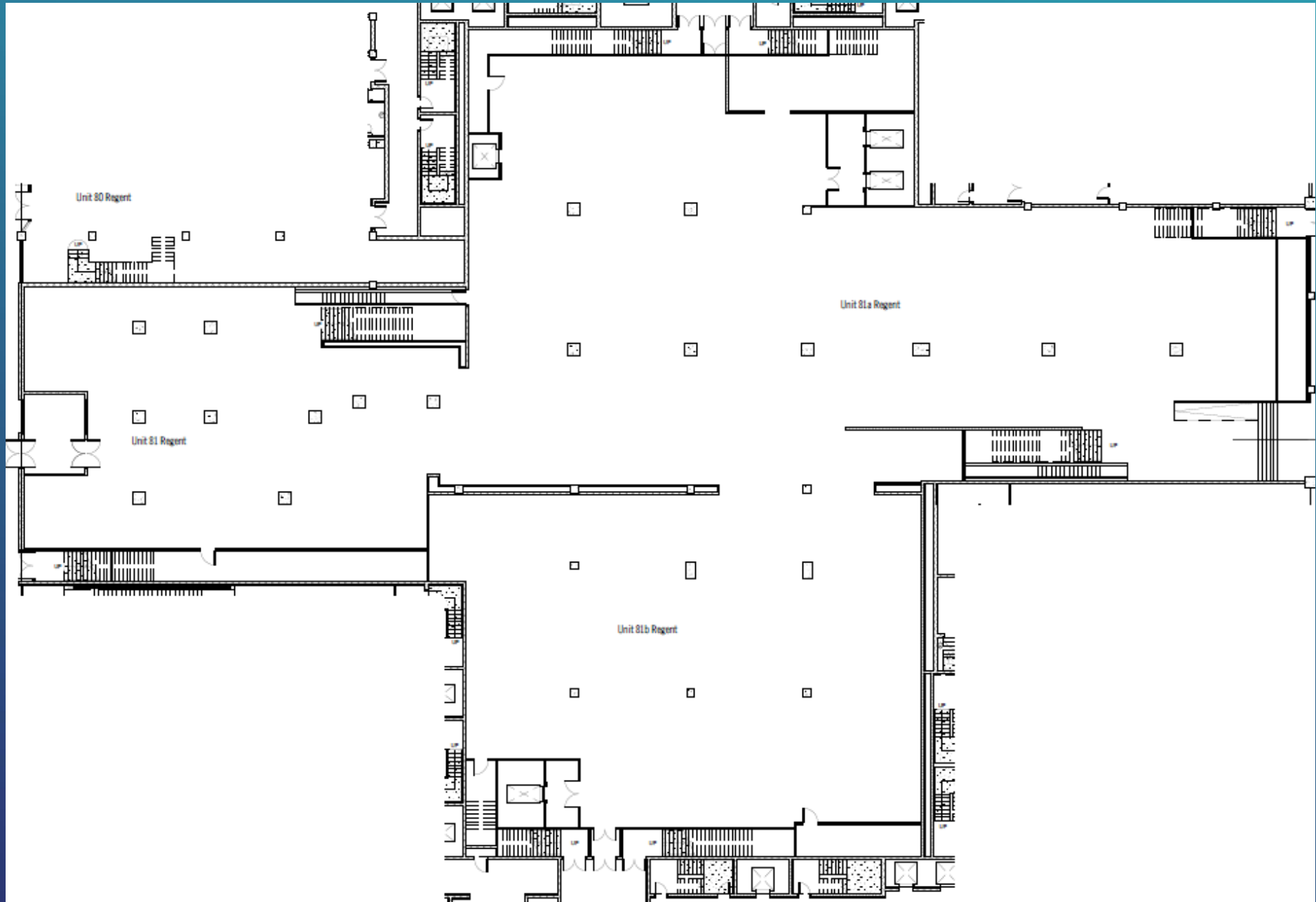
Costs

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

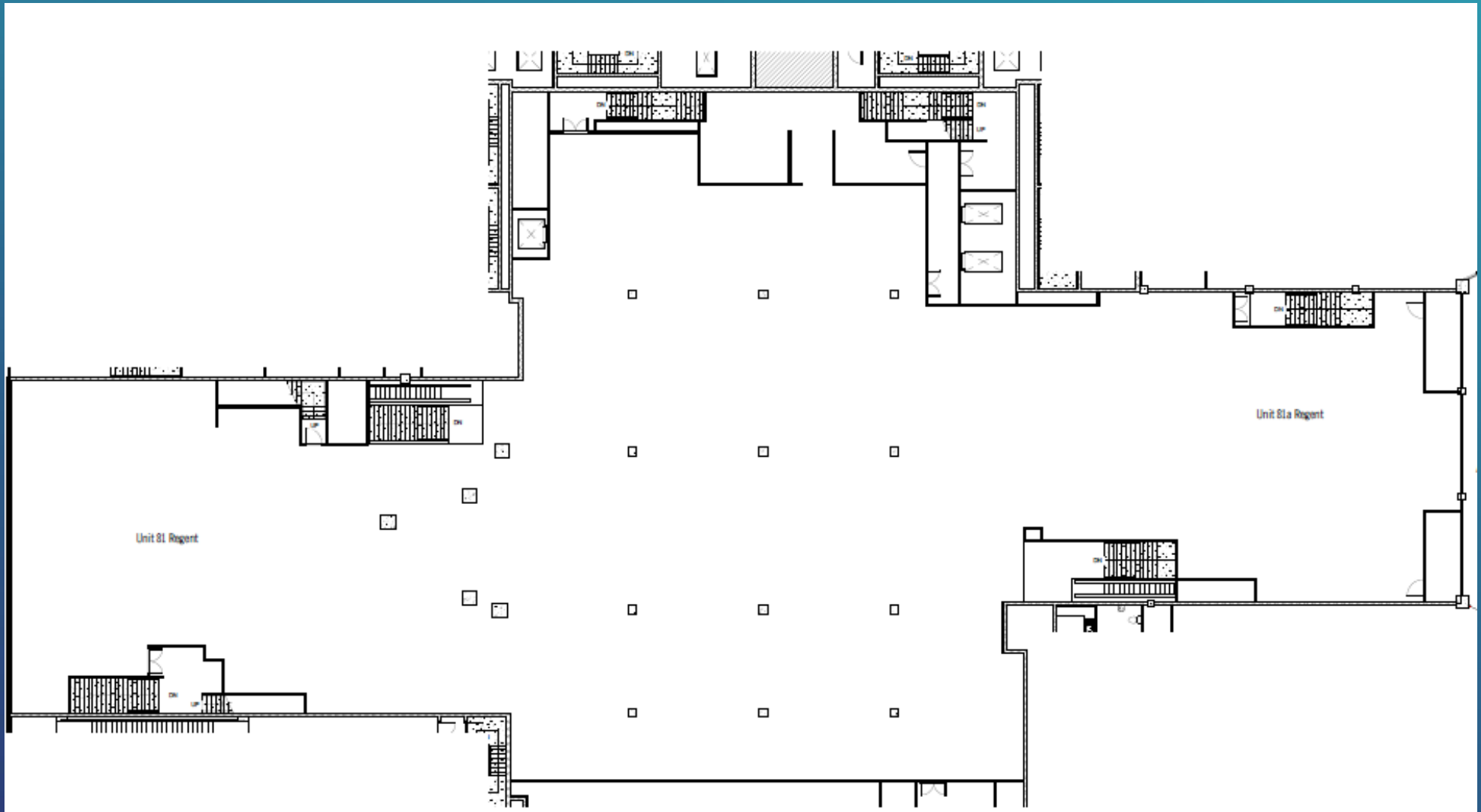
EPC

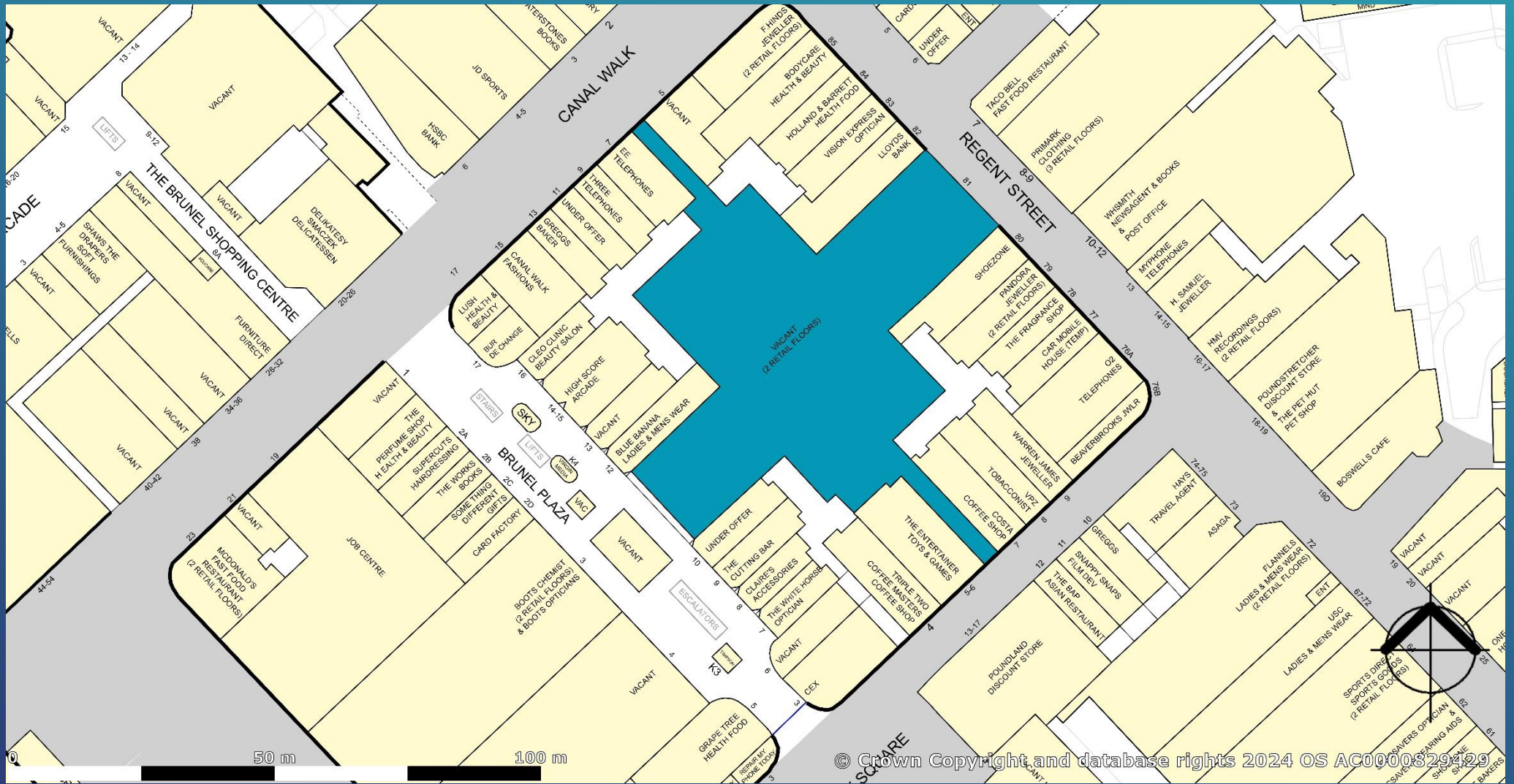
Available on request.

GROUND FLOOR



FIRST FLOOR







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

Important Notice:

ARC Retail gives notice that (i) The particulars are set out as a general outline only for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for uses and occupation, and other details are given without responsibility and any intending purchasers or tenants, should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of ARC Retail has any authority to make any representation or warranty whatever in relation to this property.