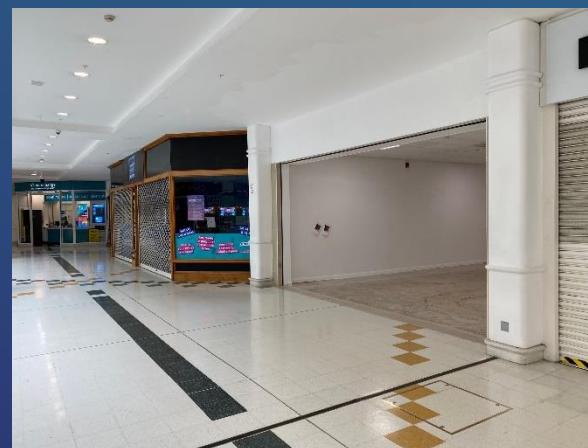
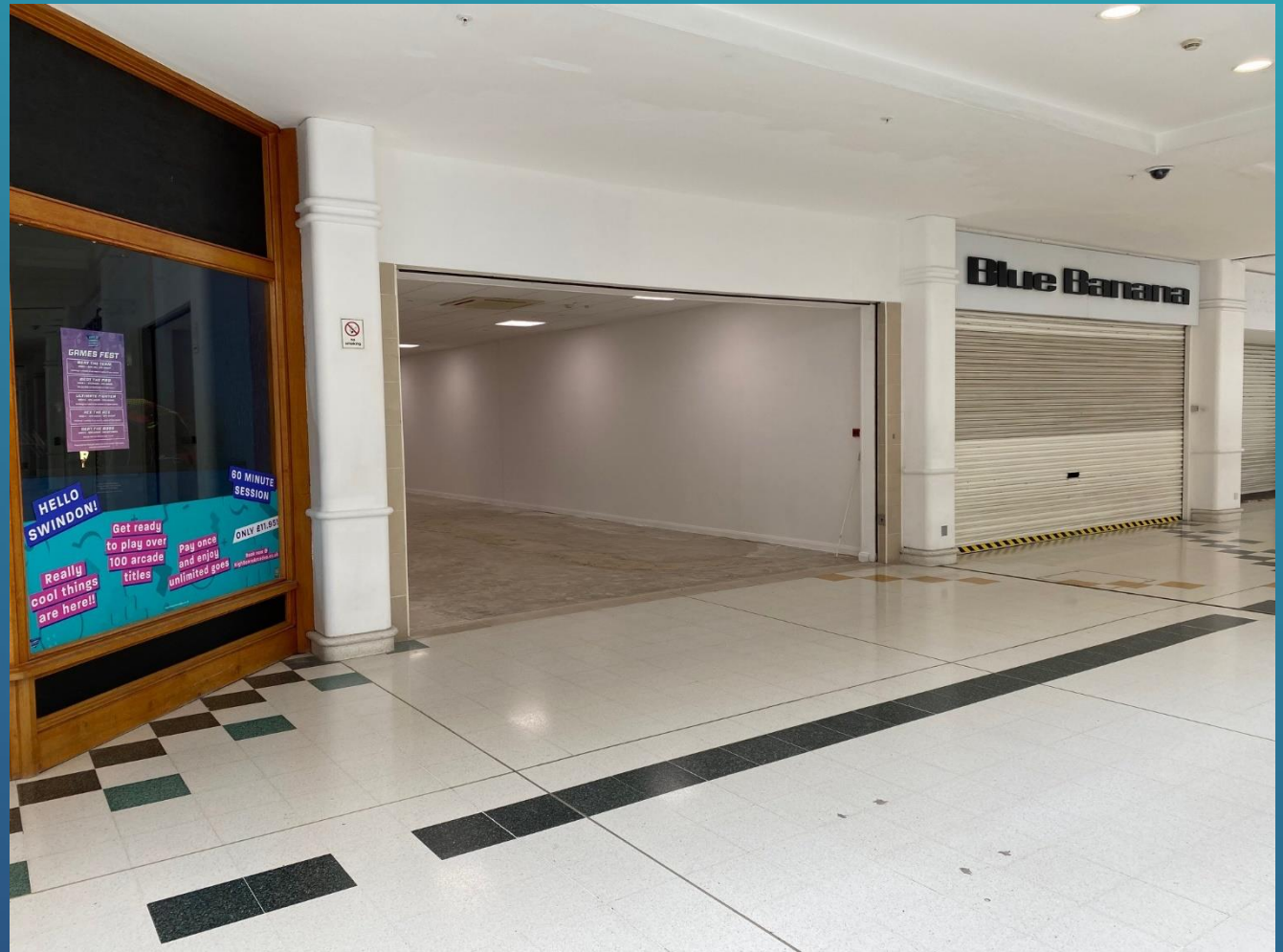




RETAIL UNIT TO LET

13 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 **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 are arranged over ground floor and first floor levels and provide the following approximate net internal floor areas:

FLOOR	SQ FT	SQ M
Ground Floor Sales	997	92.62
First Floor Ancillary	518	48.11
First Floor WC	-	-
TOTAL	1,515	140.73

Specification

The premises are fitted out as a white-box.

Terms

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

Short term let opportunities available.

Rent

On application.

Service Charge

The tenant will pay a service charge of £8,460 per annum.

Rating Assessment

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

Rateable Value - £30,500
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

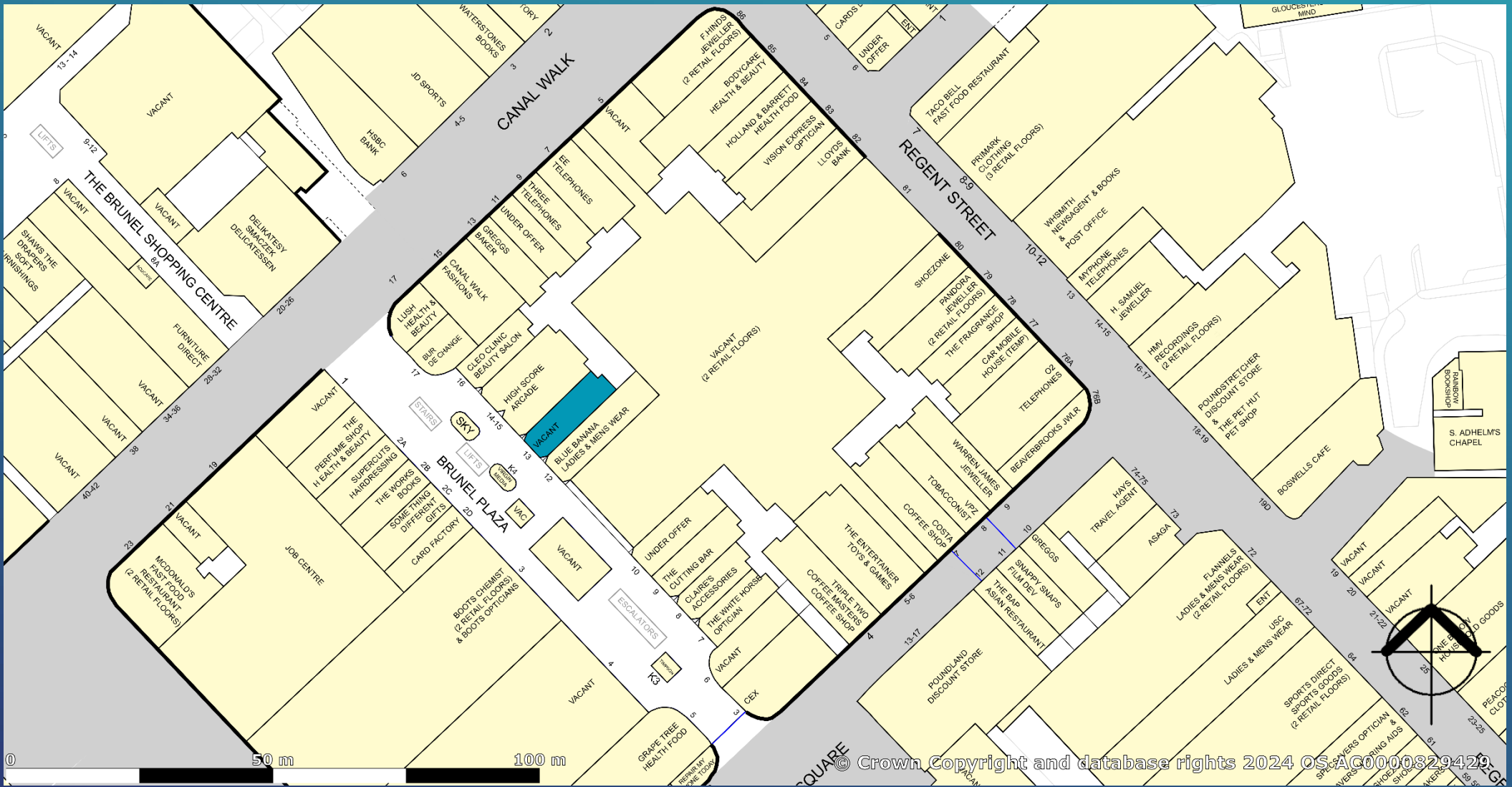
All figures quoted are exclusive of VAT.

Costs

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

EPC

Available on request.





16 Whiteladies Road, Clifton, Bristol BS8 2LG

www.arcretail.co.uk

Further Information

For further information or to arrange an inspection please contact:

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07496 519 790

Important Notice:

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