

PRIME SHOP UNIT TO LET

SWINDON – 5 REGENT STREET, SN1 1JQ

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**Fawcett
Mead**

Retail Expertise

- **100% Prime building**
- **500,000 catchment Town**

LOCATION

Swindon is the principal commercial and administrative centre for Wiltshire. It lies approximately 40 miles east of Bristol and 80 miles west of London and is linked to both by the M4 Motorway and frequent mainline rail services.

Swindon's primary catchment population is approximately 516,000 people, ranking the town 36th out of the PMA centres.

The property is located in 100% prime pitch on the eastern side of Regent Street opposite the Brunel Centre, the principal shopping centre in the town. Surrounding occupiers include: **Metro Bank, Primark, Marks and Spencer, Vodafone, JD Sports, Coffee#1 and Vision Express.**

QUOTING RENT

£75,000 per annum exclusive.

TENURE

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

RATES

Rateable value (19/20): £94,500
UBR (19/20): 0.504
Rates Payable (19/20): £47,628

Interested parties should verify these figures with the Valuation Office Agency .

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:

Ground Floor Sales: 167.10 sq m 1,798 sq ft
First Floor Ancillary: 142.66 sq m 1,535 sq ft

EPC

The property is currently rated D.

COSTS

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



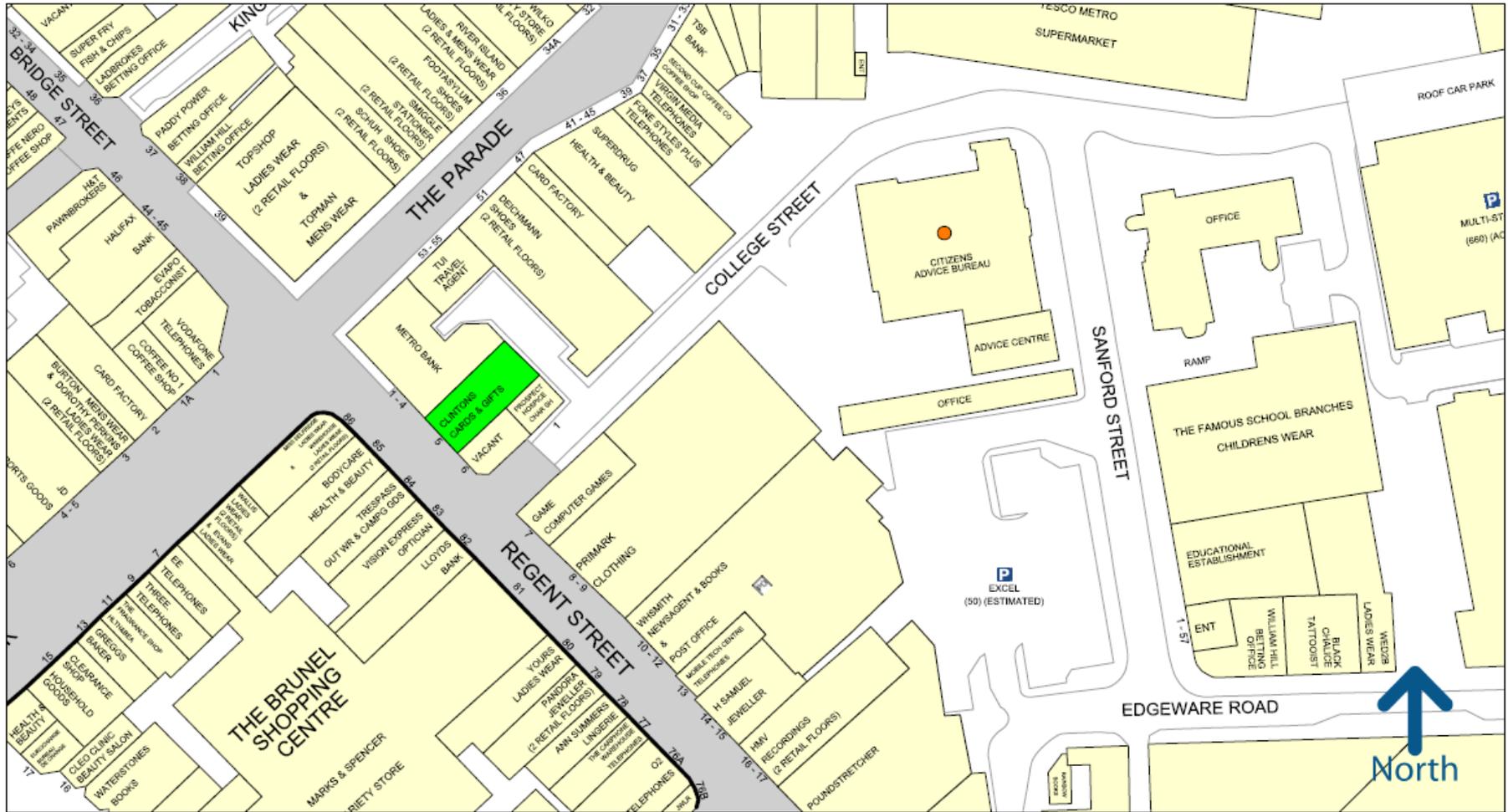
INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne
0117 9732 502
Craig@fawcettmead.co.uk

**SUBJECT TO CONTRACT
& VACANT POSSESSION**

SWINDON - 5 REGENT STREET



Experian Goad Plan Created: 10/03/2020
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