



PRIME SHOP - TO LET ADJACENT TO PRIMARK - 26,000 SQ.FT
SUBDIVISION OPTIONS - 5,000 - 15,000 SQ.FT

10-12 REGENT STREET SWINDON SN1 1JQ

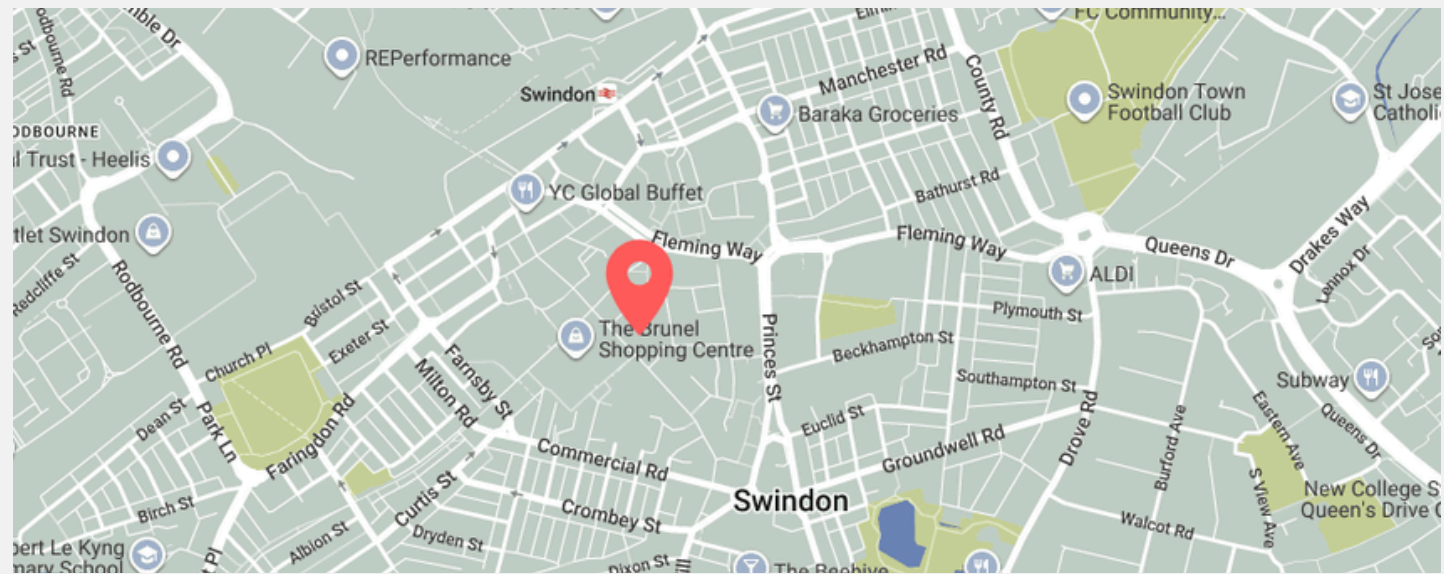
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10-12 REGENT STREET SWINDON

SN1 1JQ

Retail Opportunity

TO LET



LOCATION

Swindon is the County town of Wiltshire, 35 miles to the west of Reading and 30 miles southwest of Oxford.

The town lies just to the north of the M4 which provides good access to the M25 and London.

Swindon railway station provides a fast and frequent service to London within 1 hour.

Regent Street is pedestrianised and forms part of the prime shopping area in the heart of Swindon Old Town.

The unit is situated immediately adjacent to Prime and close to the entrance to the Brunel Shopping Centre. Other nearby retailers include Primark, Flannels, Sports Direct, H Samuel, HMV and Marks & Spencer.



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KEY DETAILS

- 26,000 Sq.ft over 3 levels
- Available as a whole or on a subdivided basis
- Adjacent to Primark
- Large car park to the rear in the control of the same landlord

DESCRIPTION

The existing premises benefit from significant retail frontage and are currently arranged on ground, first and second floors.

Plans showing the existing layout and also subdivision options are available upon request.

There is an option to include 13 Regent Street, as a direct entrance route linking to the upper floors.

To the rear of the property is a large car park comprising 50 spaces from which a separate unit could be created directly facing.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	Size Sq.m	Size Sq.ft
Ground Floor Sales	1,049.30	11,295
First Floor Anc	581.30	6,257
Second Floor Anc	792.50	8,530
Total	2,423.10	26,082



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TERMS

The premises are offered on the basis of a new effective Full Repairing and Insuring lease with Rent Reviews at 5 yearly intervals and for a term of years to be agreed.

RENT

Rent on application.

EPC

Further details available upon request. C 60.

BUSINESS RATES

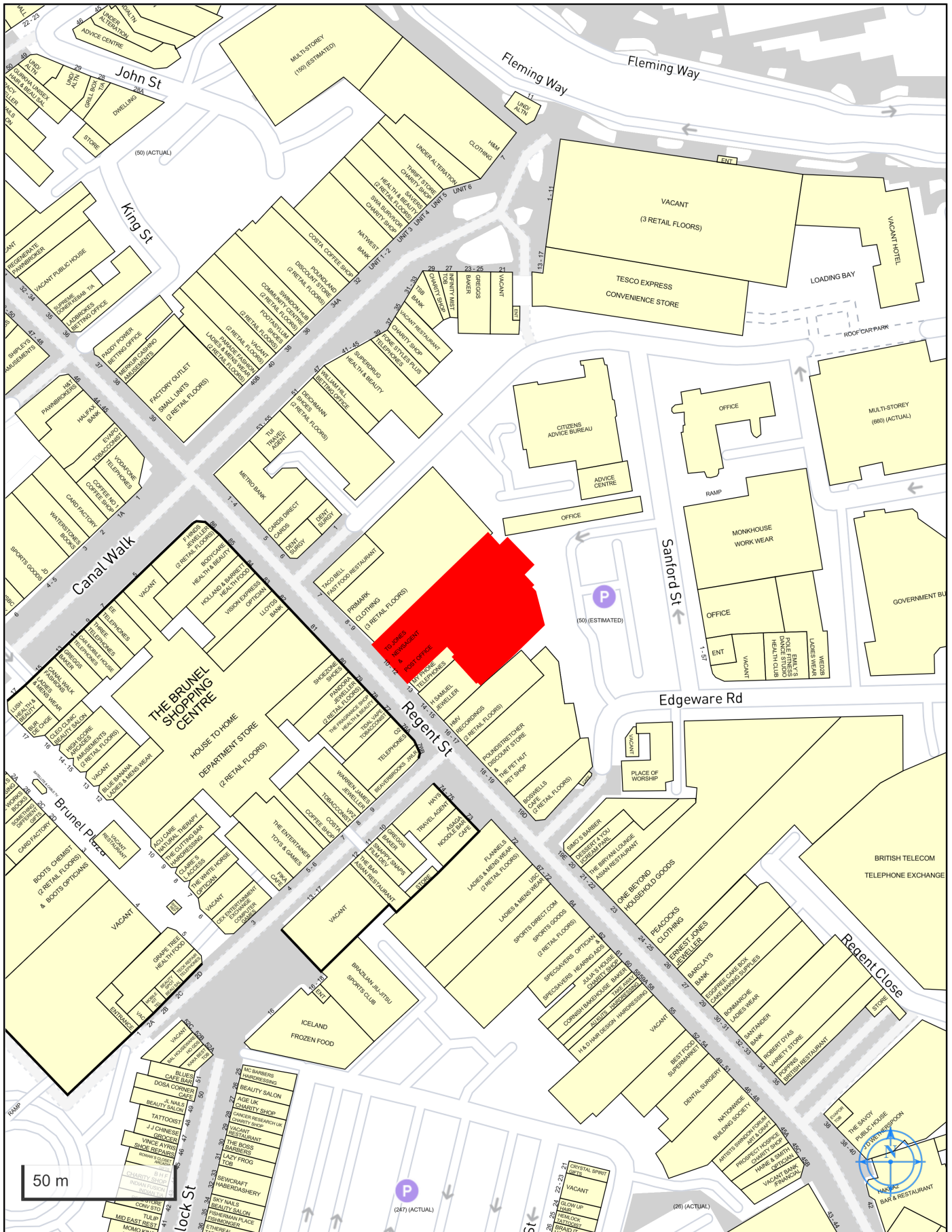
The premises will be reassessed for Rates, dependent on the nature of the subdivision of the premises.

For rates payable please refer to the Local Charging Authority, Swindon Borough Council - 01793 445500.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.





CONTACT

GET IN TOUCH

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