

**arc** incorporating  
**downing bentley**  
Retail Property Consultants

**RETAIL UNIT TO LET**

30 Brunel Plaza

Swindon

SN1 1LF



## RETAIL UNIT TO LET

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0117 252 0532  
[www.arcetail.co.uk](http://www.arcetail.co.uk)  
16 Whiteladies Road, Clifton, Bristol, BS8 2LG

## Location

The unit is located in The Brunel Centre, in Swindon town centre, which is anchored by **House of Fraser Outlet, Marks & Spencer, Boots The Chemist** and **Sainsbury's**, with nearby retailers including **Waterstones, John Anthony** and **Crystals**. The Centre benefits from an adjoining 750 space multi-storey car park and attracts circa 14 million visitors per year.

The centre has seen substantial investment to create a new food court known as The Crossing at first floor level directly accessed via a new escalator on Canal Walk where lettings to **Chopstix, Subway, Triple Two Coffee Masters, Broccoli Pizza and Pasta, Burger Priest** and **EggElicious** have completed.

## Accommodation

The premises are located at first floor level and provide the following approximate floor areas:

Ground Floor Sales	101.36 sq m	1,091 sq ft
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## Rent

£12,500 per annum exclusive.

## Service Charge

The service charge for the year ending 30 June 2019 is £5,738 pa.

## Terms

The premises are available on a new effectively full repairing and insuring basis, for a term of years to be agreed.



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## EPC

The property has an EPC Rating of C-73.

## VAT

All figures quoted are exclusive of VAT.

## Costs

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

## Rating Assessment

The Valuation Office website states that the premises have been entered into the 2017 Rating List as follows:

Description	“Shop and Premises”
Rateable Value	£11,500
UBR 2019/2020:	49.1p

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

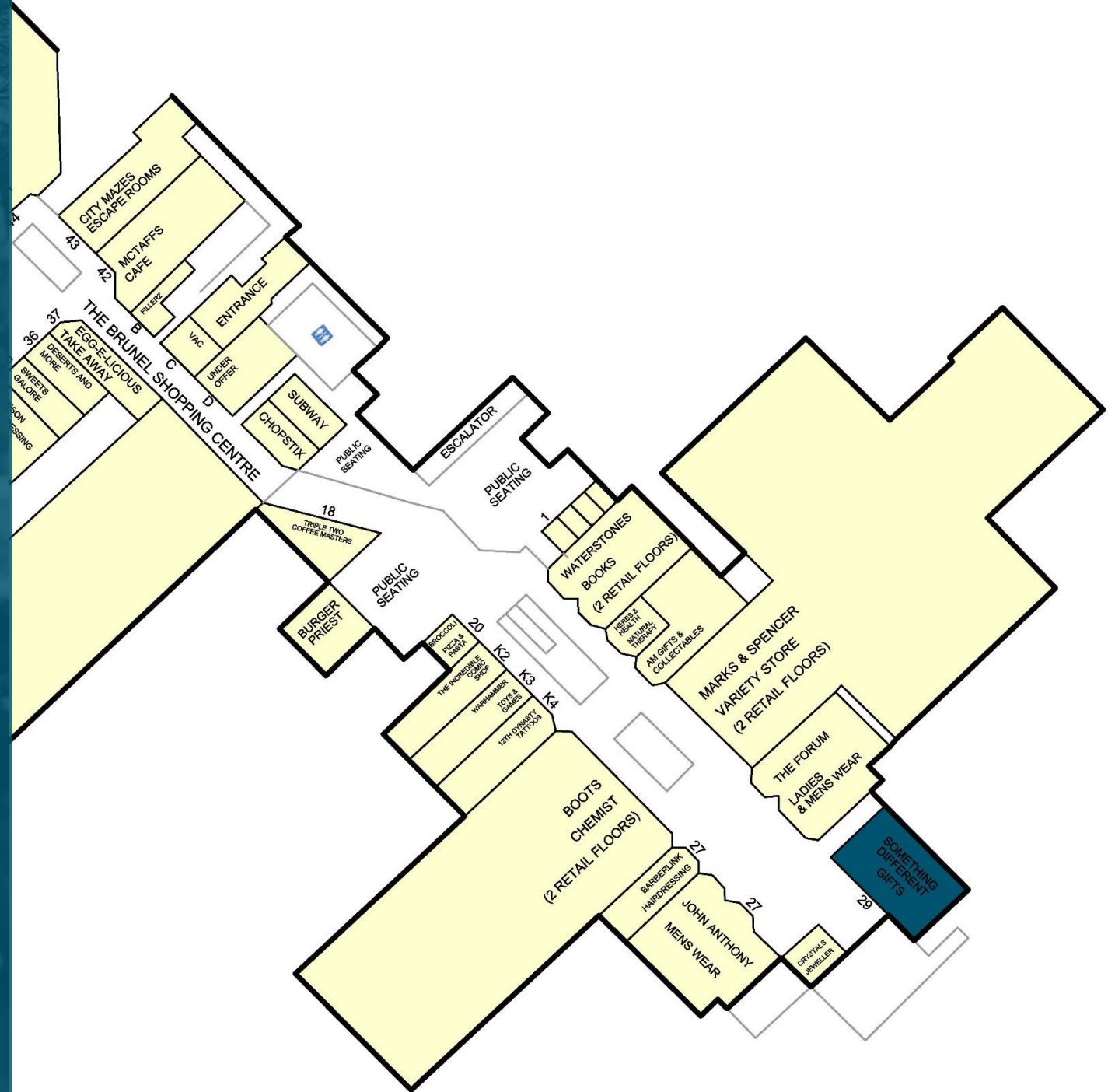
## Planning

We understand the premises benefits from an A1 (Retail) planning consent. Interested parties are advised to make their own enquiries of the Local Planning Authority.

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## Further Information

For further information or to arrange an inspection please contact:

### ARC Retail

Anthony Walker  
[anthony@arcretail.co.uk](mailto:anthony@arcretail.co.uk) | 07496 519790

Andy Smallman  
[andy@arcretail.co.uk](mailto:andy@arcretail.co.uk) | 07921 744289

Or joint agents;

### Jamieson Mills

Russell Walker  
[rjw@jamiesonmills.com](mailto:rjw@jamiesonmills.com) | 0207 7580054

SUBJECT TO CONTRACT

#### MISREPRESENTATION CLAUSE:

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.