

arc incorporating
**downing
bentley**
Retail Property Consultants

PRIME RETAIL UNIT TO LET

86 Regent Street

Swindon

SN1 1JY

SPLIT CONSIDERED





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0117 252 0532
www.arcetail.co.uk

16 Whiteladies Road, Clifton, Bristol, BS8 2LG

Location

The premises sit in a 100% prime corner position in Swindon, immediately adjacent to **Bodycare**, and close to **Marks & Spencers**, **Yours Clothing**, **Primark** and **Metrobank**. Other occupiers in the immediate vicinity include **WH Smith**, **Beaverbrooks** and **O2**.

Accommodation

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

Ground Floor Sales	3,480 sq ft	323.30 sq m
First Floor Sales	Up to 5,227 sq ft available	485.60 sq m
Basement Ancillary	Up to 2,000 sq ft available	185.80 sq m

Note: The premises can easily be subdivided to suit requirements.

Rent

On application.

Service Charge

Service charge details available from the joint agents.

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

Available upon request.

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	£176,000
UBR 2019/2020:	50.4p

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

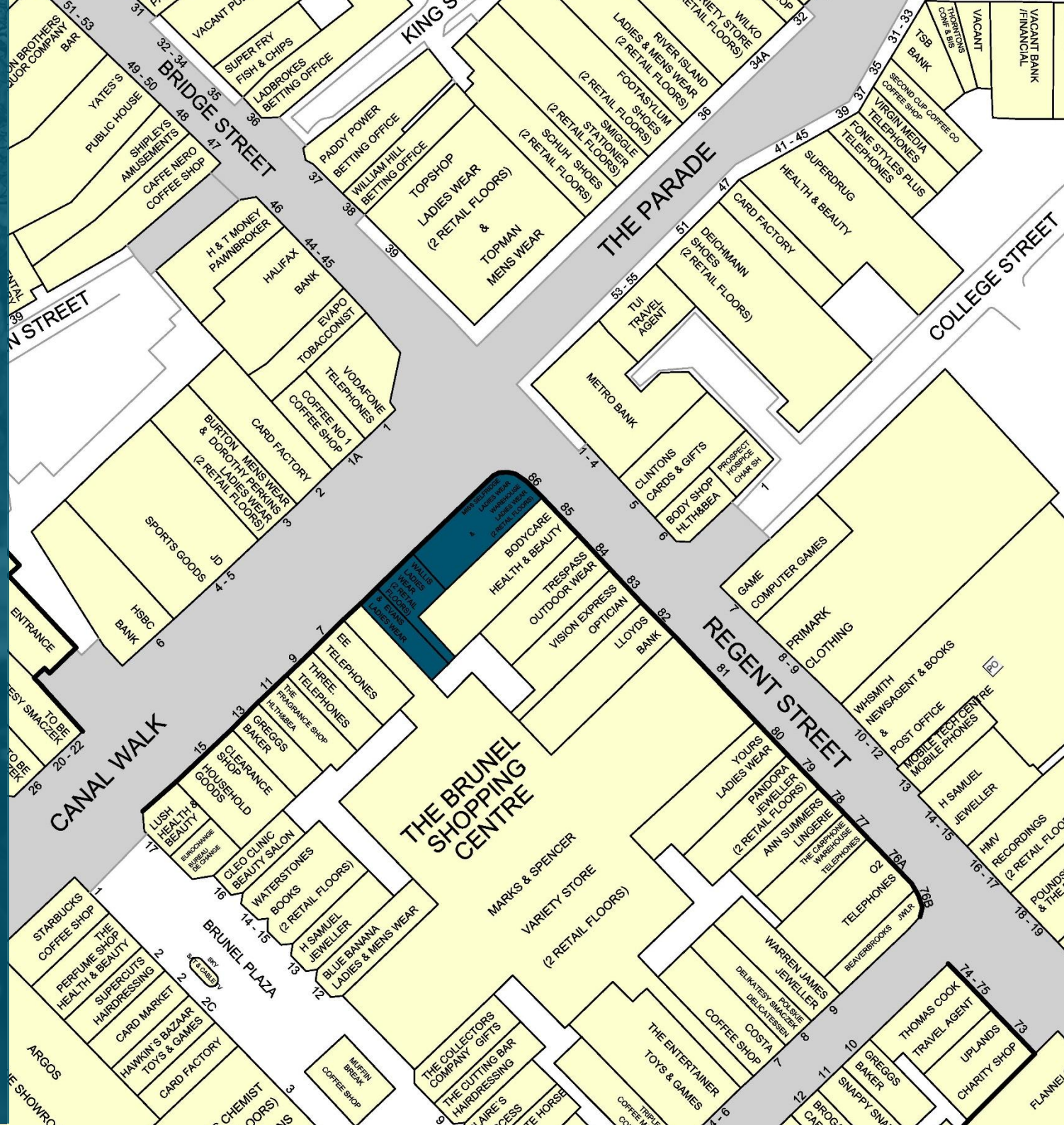
We understand the premises benefits from an A1 (Retail) planning consent. Interested parties are advised to make their own enquiries of the Local Planning Authority.

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Further Information

For further information or to arrange an inspection please contact:

ARC Retail

Anthony Walker
anthony@arcretail.co.uk | 07496 519790

Andy Smallman
andy@arcretail.co.uk | 07921 744289

Or joint agents;

Jamieson Mills

Russell Walker | 0207 7580054
rjw@jamiesonmills.com

SUBJECT TO CONTRACT & VACANT POSSESSION

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.