

TO LET

29 REGENT STREET, SWINDON SN1 1JQ

loveday



Prime retail unit available
with A3 consent

852 ft² plus first floor ancillary
79.12 m²

- A1/A3 or Sui Generis shop/restaurant/café consent
- Prime location
- Ground and first floors
- Rear servicing and parking for 4 cars
- **50% rent reduction Year 1 (subject to lease terms)**

LOCATION

The property occupies a prime trading location within Swindon's Town Centre being adjacent to Barclays Bank and Bon Marché. Nearby multiple retailers include **Ernest Jones, Pep & Co, New Look, Shoe Zone, Specsavers, Sports Direct Poundland and HMV.**

ACCOMMODATION

The premises are arranged over ground and first floors, with the following approximate areas and dimensions:-

Gross frontage	18"	(5.05 m)
Net frontage	16.5"	(5.00 m)
Internal width (average)	16.2"	(5.06 m)
Shop depth	52.1"	(15.88 m)
Built depth	63"	(19.21 m)
First floor storage	621 sq ft	(57.07 sq m)

NB the property benefits from rear servicing and parking via Regent Close.

LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a rent of £30,000 per annum exclusive. For the first year of any new lease agreed (subject to lease terms) the rent will be reduced by 50%.

VAT

We are advised that VAT is not applicable in this instance.

BUSINESS RATES

Rateable Value £35,750 (2017 Rating List)



LEGAL COSTS

Each party is to bear their own legal costs during this transaction.

EPC

Available upon request. Rating E (120).



For further information or to arrange a viewing contact:

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