

arc incorporating
**downing
bentley**
Retail Property Consultants

PRIME RETAIL UNIT TO LET

73 Regent Street
Swindon
SN1 1LA





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0117 252 0532
www.arcetail.co.uk

16 Whiteladies Road, Clifton, Bristol, BS8 2LG

Location

The premises are situated in prime Regent Street located adjacent to **Flannels** and **Thomas Cook** and close to other national retailers including **Beaverbrook**, **o2**, **H Samuel**, **Sports Direct** and **Poundstretcher**.

Accommodation

The premises are currently arranged as a ground floor lock-up shop although first floor ancillary accommodation is also available. The following are the approximate net internal floor areas and main dimensions:

Ground Floor

Internal Width (front)	5.90 m	19'4"
Internal Width (widens to)	8.52 m	28'
Shop Depth	15.78 m	51'8"
Sales Area	113.4 sq m	1,220 sq ft

Rent

£40,000 per annum exclusive of VAT (if levied).

Service Charge

The service charge for the year ending 30 June 2019 is £5,816 pa.



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Terms

The premises are available by way of a new, effectively full repairing and insuring lease by way of service charge, for a term of years to be agreed.

EPC

The property has an EPC Rating of C-73. Further details available upon application.

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	£74,000
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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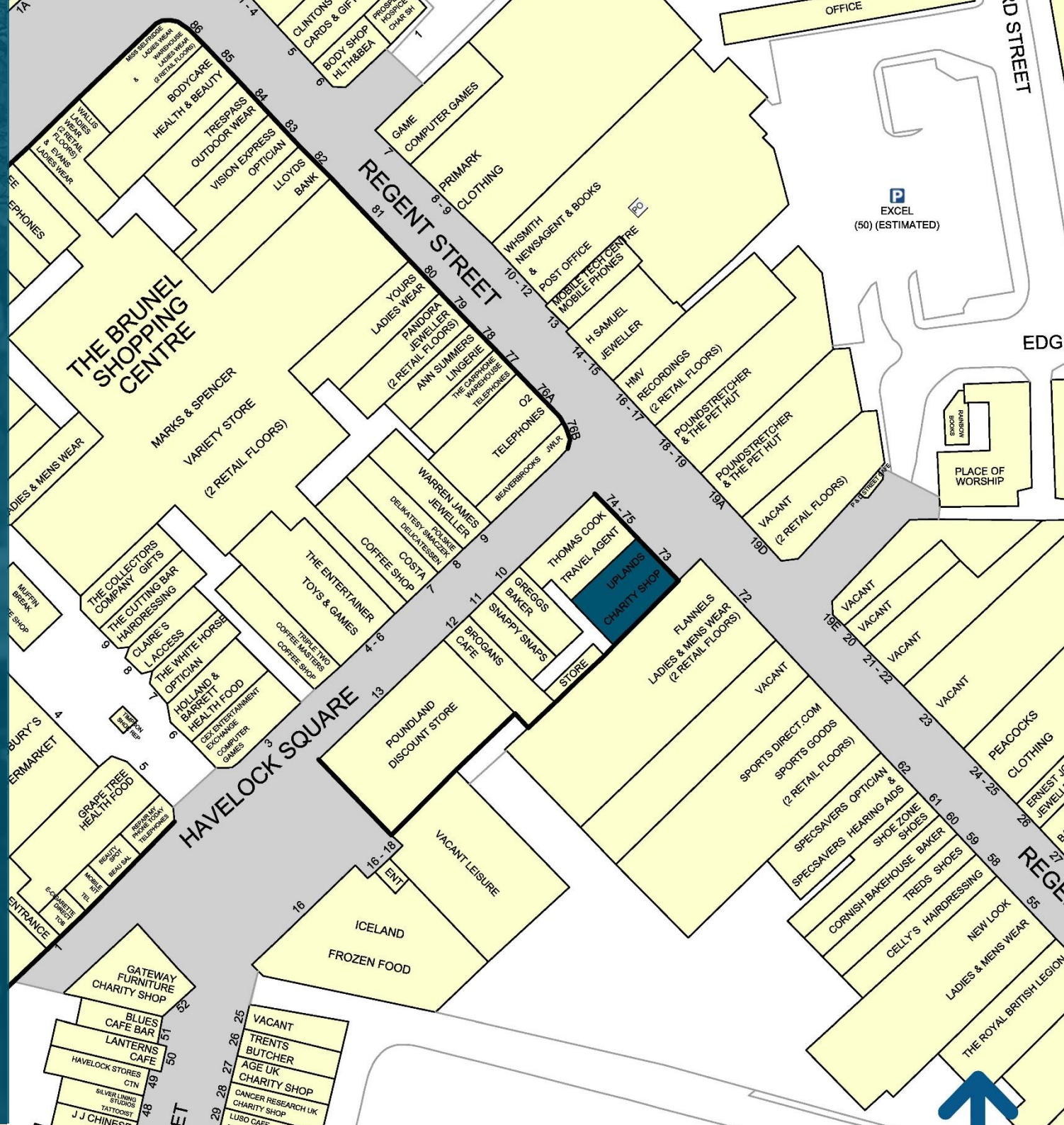
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Further Information

For further information or to arrange an inspection please contact:

ARC Retail

Anthony Walker
anthony@arcetail.co.uk

| 07496 519790

Andy Smallman
andy@arcetail.co.uk

| 07921 744289

Or joint agents;

Jamieson Mills

Russell Walker
rjw@jamiesonmills.com

| 020 3746 6880

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.