

19a Regent Street Swindon



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**Prominent Flexible Use
Shop To Let**

Contact:
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Location

Regent Street is pedestrianised and forms part of the prime shopping area in the heart of Swindon Old Town. The property occupies a prominent corner position opposite Flannel's.

Other retailers in close proximity include:

Primark, HMV, Hays Travel, Sports Direct, Specsavers, WH Smiths, Greggs and Marks & Spencer

Rent

Offers in the region of **£50,000** per annum exclusive

01865 595143



Suite 281, 266 Banbury Road, Summertown,
Oxford OX2 7DL

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Description

The property is arranged over ground, first and second floors and occupies a very prominent position on the corner of Regent Street and the access to the car park to the rear.

Accommodation

The property affords the following approximate floor areas:

Ground Floor Sales:	2,466 sq ft	229.10 sqm
First Floor Sales	2,207 sq ft	205.04 sqm
Second Floor Anc	1,047 sq ft	97.27 sqm

Legal Costs

Each party to bear their own legal costs.

Tenure

The property is offered on the basis of a new Effective Full Repairing and Insuring lease with Rent Reviews at 5 yearly intervals and for a term to be agreed.

Planning

The property has the benefit of flexible use including Retail, Restaurant, Drinking Establishment and Hot Food Takeaway

Rating

We are advised by the local authority that the property is assessed for rating purposes as follows:

Rateable Value:	£151,000
Notional UBR (2022/23)	0.512p
Notional Rates Payable	£ 77,312

Interested parties should verify these figures with the Local Authority.

Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

EPC

An Energy Performance Certificate for the premises is available on request

Viewing

Viewing is strictly by appointment via joint agents

JRBT Commercial Property Ltd

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SUBJECT TO CONTRACT

MARCH 2022

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