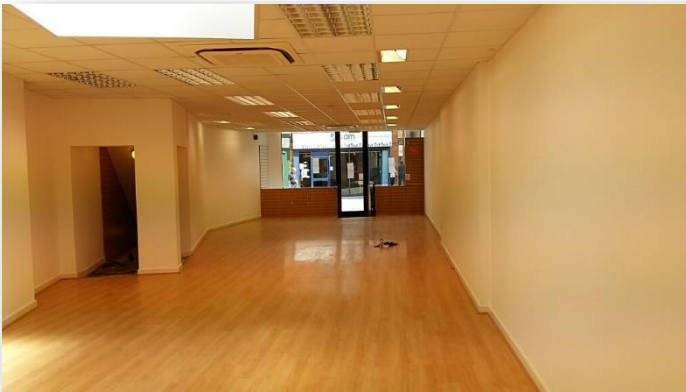


# to let

On the instructions of



**UNIT 4, 45 REGENT  
STREET, SWINDON,  
SN1 1JS**

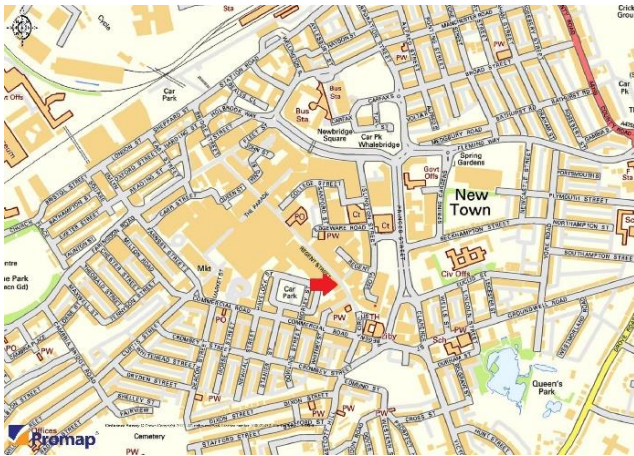


Town Centre, Ground Floor retail unit  
– 1,068 sq. ft. with basement sales and storage of 798. sq ft.

### Location

The property is located in Regent Street in close proximity to Regent Circus the mixed development which consists of Cineworld, Morrison Supermarket, and numerous national chains of restaurant outlets including Ask, Nando's, and Prezzo.

Occupiers in the immediate vicinity include Nationwide Building Society, Haine & Smith, William Hill, and Robert Dyas.



### Description

The property is a lock-up retail unit with the ground floor benefiting from:

- Aluminium framed, double glazed, shop front incorporating single entrance doors.
- Suspended ceiling with recessed fluorescent strip lighting.
- Wood laminate flooring.
- Staff WC and kitchen area.

The basement which is accessed from the ground floor retail area has previously been used for sales and storage and benefits from:

- Suspended ceiling with recessed fluorescent strip lighting as well as spot light.
- Ceiling mounted air conditioning unit.



Basement

### Accommodation

The property provides the following accommodation measured on a net internal basis.

Ground Floor Retail	1,068 ft <sup>2</sup>	99.21 m <sup>2</sup>
Basement sales and storage wc's	793 ft <sup>2</sup>	73.67 m <sup>2</sup>
Frontage	16'9"	- 5.12 m

### Lease Terms

The property is being offered on a new effective full repairing and insuring lease for a term to be agreed, at a quoting rent of £31,000 per annum exclusive.

### Service Charge

There is service charge applicable for the maintenance of the external area of the block in which the property is situated.

### User

The property can be used for A1 (retail) or A2 (professional services). The landlords will consider A3 uses (Restaurant /Café) subject to planning. A5 Hot food takeaway will not be permitted.

### VAT

VAT is applicable to the rent and service charge.

### Business Rates

The premises are assessed as shop and premises with a rateable value of £32,750.

### Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

### Energy Performance Certificate

The property has an EPC rating of C72. A copy of the EPC is available on request.

### Viewing and Further Information

For further information or to arrange an inspection, please contact:

Jeremy Sutton, Keningtons LLP

01793 423351 • jeremysutton@keningtons.com

January 2021

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