

55 REGENT STREET, SWINDON, SN1 1JS



SHOP TO LET

**From 400 - 4,560 sq ft
(37.2 m² - 423.6 m²)**

- *Prime Location*
- *Flexible lease terms*
- *Pedestrianised street*
- *Suitable for any retail or alternative uses within Class E*

Kilpatrick & Co

Commercial Property Consultants



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LOCATION: Swindon is the largest commercial centre in Wiltshire and lies approximately 80 miles west of London, 40 miles east of Bristol and west of Reading. The town has excellent transport links with direct access to Junctions 15 & 16 of the M4 motorway. Regent Street is in the centre of the town and is a pedestrianised street linking to the town's main covered shopping centre, The Brunel Shopping Centre. Granville Street public car park lies to the rear of the property. Nearby occupants include Sports Direct, Specsavers, Peacocks and The Cornish Bakehouse.

DESCRIPTION: Largely open plan shop with modern aluminium framed shop front and door, with suspended ceilings, fluorescent lighting, air conditioning units, etc. On the first floor there is additional sales space of 20,935 sq ft with ancillary accommodation, staff room & toilets with personnel lift & goods lift. The premises have rear loading access from Granville Street.

SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground Floor: Shop/Stores: 4,671 sq ft (434.0 m²) -**LET**

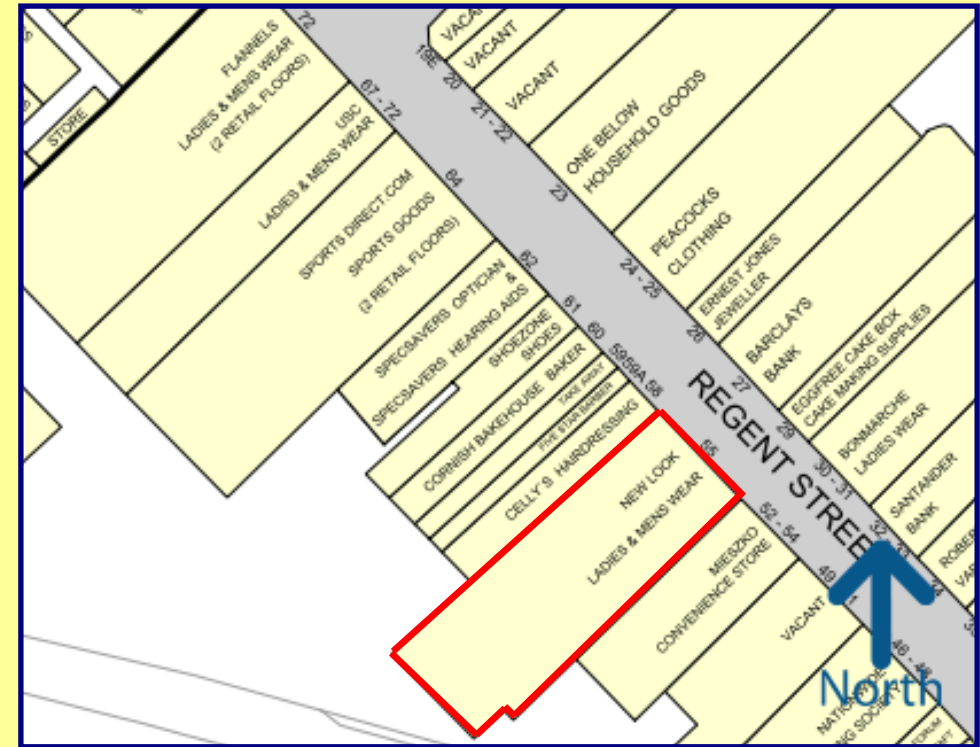
Ground Floor: Shop: 400 sq ft to 4,560 sq ft (37.2 - 423.6 m²) -**AVAILABLE**

NB: The property can be subdivided into various unit sizes, as required on ground & first floors. Further information is available from the agents on request.

SERVICES: We are advised that all mains services are connected to the property, but we have not carried out any tests of services or service appliances.

AVAILABILITY: The premises are available to let as a whole or in parts on a new effectively full repairing and insuring lease for a term to be agreed for any retail, office or other use within Class E.

RENT: From £17,500 per annum, exclusive of VAT and outgoing, dependent upon configuration.



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BUSINESS RATES: The property will be liable to be reassessed for business rates depending on subdivision.

Further information on business rates is available from the agents or Swindon Borough Council on 01793 463000.

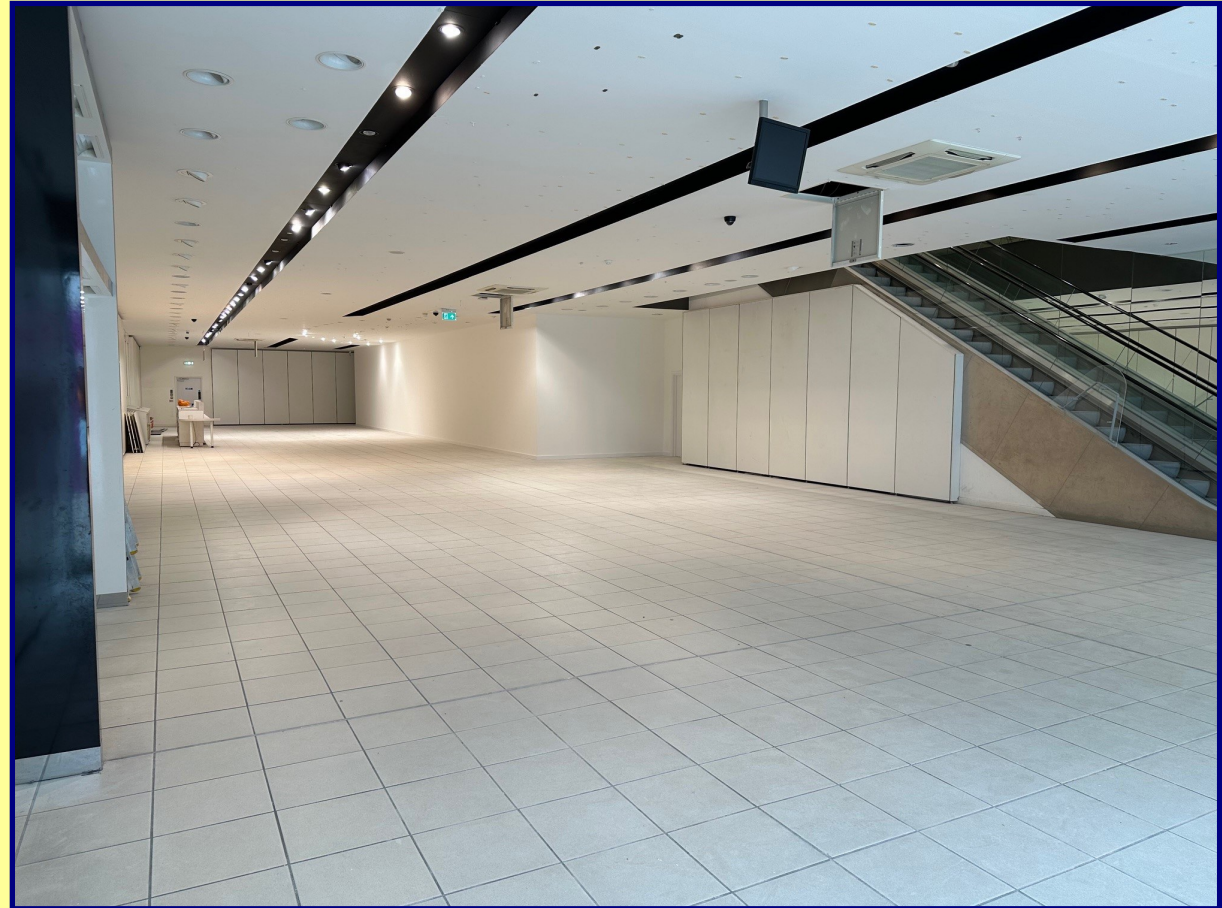
NB. The property may qualify for 40% relief under the Retail, Leisure & Hospitality Rates Relief Scheme.

SERVICE CHARGE: A service charge is payable towards maintenance of the exterior of the building and the roof and any common areas.

EPC: The current Energy Performance Certificate for this property is Band C (70) .

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

VIEWING: Strictly by appointment with sole agents
KILPATRICK & CO on **01793 643101**.



Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



N.B. Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.

08/04/2026

