



# 26 Regent Street

Swindon

## Rent

£32,300 per annum exclusive

## VAT

All figures are quoted exclusive of VAT, if applicable.

## Accommodation

Approximate net internal areas:

Ground Floor	1,678 sq ft	155.9 sq m
<b>Total:</b>	<b>1,678 sq ft</b>	<b>155.9 sq m</b>

(Interested parties are advised to verify these areas on site by prior appointment)

## Incentives

available subject to covenant strength.

**PRIME LEASE FOR SALE** (Subject to relocation)

## Property Highlights

- Prime unit
- Pedestrianised street
- Flexible sublease options available

## Location

Located in a prominent position on the pedestrianised prime retail pitch within the town centre. Adjacent to the newly refurbished Barclays and Peacocks. Other nearby occupiers include New Look, Bon Marche, Santander and Sports Direct.

## Description

The property comprises a prime retail unit with sales accommodation on ground floor.

## Tenure

The property is available by way of an assignment of the existing 99 year lease expiring 24th March 2081.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

*Subject to contract.*

**Amanda O'Flaherty**

t 020-7462-9131

M 07824-143-468

amanda.oflaherty@nmrk.com

84 Grosvenor Street  
London, W1K 3JZ United  
Kingdom

[nmrk.com](http://nmrk.com)

# NEWMARK

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## Business Rates

Rateable Value		£40,500
Rates Payable (19/20)		£19,885.50
Rateable Value		£30,000
Rates Payable (23/24)		£14,970

Interested parties should make their own enquiries with City of Westminster Council (01793 445 500).

## EPC

The EPC rating for the premise is D-88. Full Energy Performance Certificate available upon request.

## Location Map



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