

Lot 48, 10 to 15 Regent Circus, Swindon,

Wiltshire SN1 1PN

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Town Centre Ground Rent Investment

- Prominent Estate let to Swindon Borough Council until 2159
- Comprises a substantial mixed-use site with prominent frontage to Regent Circus
- Approximate Commercial Floor Area of 787.04 sq m (8,472 sq ft)
- Approximately 0.066 Ha (0.163 Acres)
- Prominently situated within Swindon Town Centre
- Close by to Swindon Station and The Brunel Shopping Centre
- Neighbouring occupiers include Pepe's, Subway, Specsavers, Sports Direct, Iceland and Boots
- VAT-Free Investment

Lot

48

Auction

29th October 2026

Rent

£1,155 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail, Office, Ground Rent

Auction Venue

Live Streamed Auction

Location

Miles

15 miles south of Cirencester, 30 miles south-west of Oxford, 40 miles east of Bristol and 80 miles west of London

Roads

M4 (J15 and J16), A419, A420

Rail

Swindon Railway Station

Air

Bristol Airport, London Heathrow Airport

Situation

Swindon benefits from excellent road communications, being served by Junctions 15 and 16 of the M4 Motorway, providing direct access east towards Reading and London and west towards Bristol and South Wales.

The property is prominently situated on Regent Circus in Swindon town centre, close to its junction with Regent Street, one of the town's principal pedestrianised retail thoroughfares.

The Brunel Shopping Centre, which accommodates approximately 60 shops and restaurants, and Granville Street Car Park (247 spaces) are close by. Nearby occupiers include Pepe's, Subway, Specsavers, Sports Direct, Iceland and Boots, together with a range of local retailers and businesses.

Tenure

Freehold.

EPC

Please refer to Legal Pack.

Description

The property comprises a site of approximately 0.066 Ha (0.163 Acres) upon which is constructed a substantial mixed-use building providing three retail units and first and second floor commercial accommodation of approximately 787.04 sq m (8,472 sq ft).

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Reversion
10 Regent Circus	Ground	Retail	170.31	(1,833)	SWINDON BOROUGH COUNCIL	200 years from 25/09/1959 until 24/09/2159	£1,155	24/09/2159
10 Regent Circus	First	Office	261.84	(2,818)				
10 Regent Circus	Second	Office	182.16	(1,961)				
13 Regent Circus	Ground	Retail	92.93	(1,000)				
15 Regent Circus	Ground	Retail	79.80	(859)				
Total Approximate Floor Area			787.04 (1)	(8,472) (1)			£1,155	

(1) The floor areas stated above are those published by the Valuation Office Agency - now HMRC (www.voa.gov.uk).

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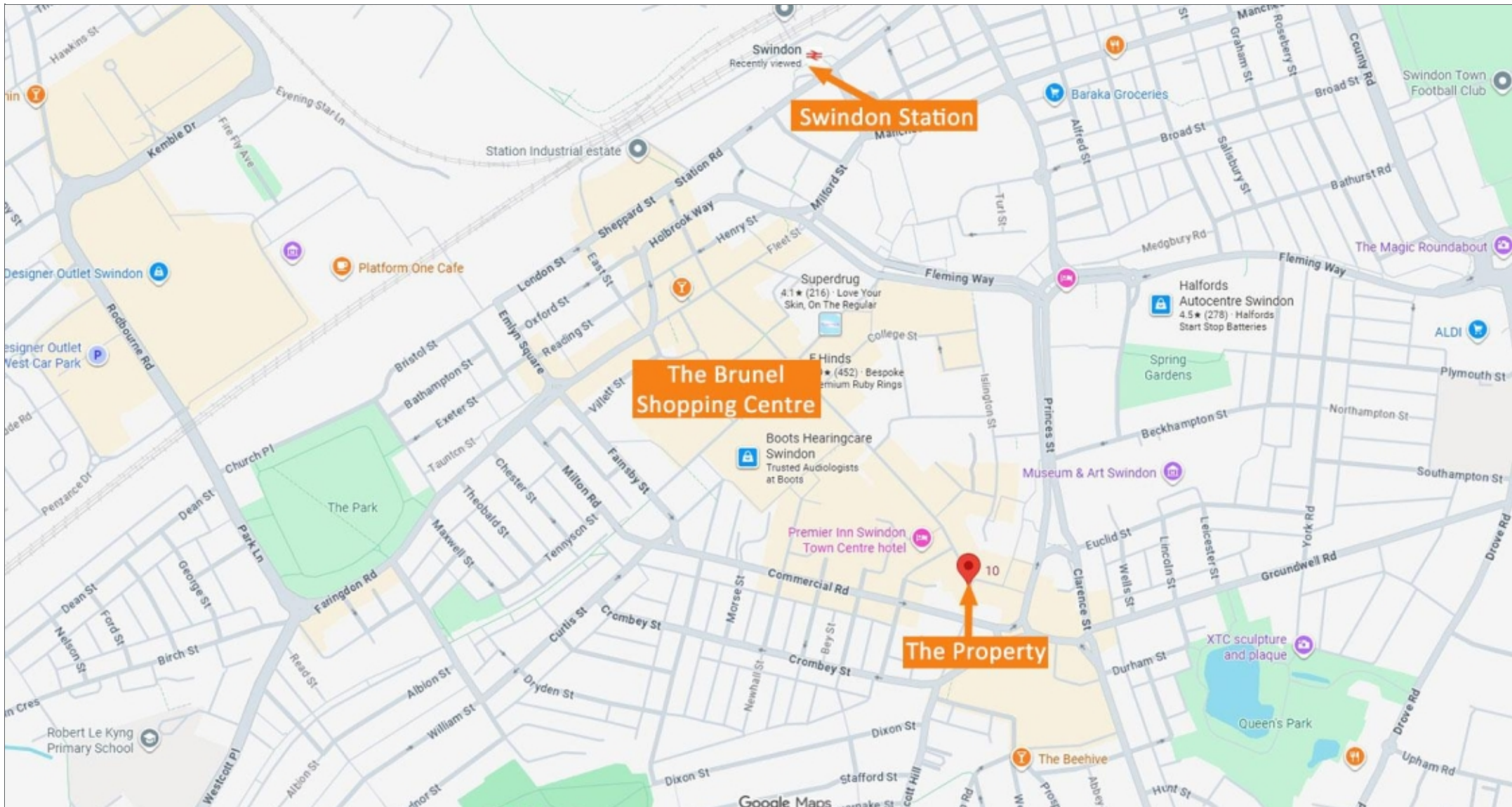
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2026