

lot 14

1/2 Regent Street
Swindon, Wiltshire SN1 1JQ

Rent
£64,000
per annum
exclusive

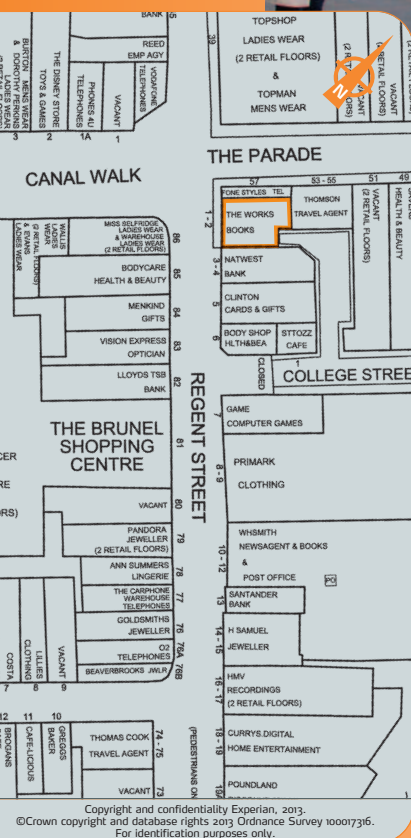
Freehold Retail Investment

- Entirely let to The Works Stores Limited until 2022 subject to option (see note 2)
- Prime town centre location on pedestrianised retailing thoroughfare

- Nearby occupiers include The Disney Store, Marks & Spencer, Primark, TopShop and NatWest
- Six Week Completion



On behalf of
a Major Fund



Location

Miles: 33 miles north-east of Bath
40 miles east of Bristol
Roads: A419, A420, M4 (Junction 16)
Rail: Swindon (Wilts); approximately 1 hour to London
Paddington, 45 mins to Bristol Temple Meads
Air: Bristol Airport

Situation

The property is prominently situated within Swindon town centre on the northern side of the pedestrianised Regent Street, one of the town's prime retailing thoroughfares, at its junction with Canal Walk, Bridge Street and The Parade. Nearby occupiers include The Disney Store, Marks & Spencer, Primark, TopShop and NatWest.

Description

The property comprises a ground floor retail unit with additional retail and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	136.38 sq m (1,468 sq ft)	THE WORKS STORES LIMITED (1)	10 years from 07/09/2012 until 06/09/2022 on a full repairing and insuring lease (2) (3)	£64,000	07/09/2017
First	Retail/Ancillary	135.92 sq m (1,463 sq ft)				
Totals		272.30 sq m (2,931 sq ft)			£64,000	

(1) For the year ending 28th April 2013, The Works Stores Limited reported a turnover of £122,781,000, pre-tax profits of £2,669,000 and a total net worth of £5,729,000. (Source: www.riskdisk.com 16/01/2014)

(2) The lease provides an option to determine the lease on the third and sixth anniversary of the term.

(3) The lease is subject to a schedule of condition.

For further details please contact:

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