

# Lot 23

Vacant Possession

52/54 Regent Street,  
**Swindon, Wiltshire SN1 1JS**  
 Majority Freehold Retail Opportunity



## Key Details

- Large shop comprising approximately 421.77 sq m (4,540 sq ft)
- Of interest to owner occupiers, investors and developers
- Modern building in prominent pedestrianised Town Centre location, close to Brunel Shopping Centre
- Nearby retailers include Lush, Boots the Chemist, Waterstones, Sainsbury's, Primark, WHSmith, H. Samuel and Poundstretcher

## Location

**Miles:** 29 miles south-west of Oxford  
 30 miles south-east of Cheltenham  
**Roads:** A419, A420, M4  
**Rail:** Swindon  
**Air:** Bristol Airport

## Situation

Swindon is located approximately 29 miles south-west of Oxford and 30 miles south-east of Cheltenham. The town is equidistant between Bristol and Reading along the M4 motorway and benefits from excellent road connections being less than 4 miles to J15 of the M4. The property is located on the south side of Regent Street, in a prominent pedestrianised position, a short walk to The Brunel Shopping Centre, with retailers including Lush, Boots the Chemist, Waterstones and Sainsbury's. Other retailers on Regent Street include Primark, WHSmith, H. Samuel and Poundstretcher. Granville Street car park is immediately behind the property.

## Description

The property comprises a large, modern ground floor shop with ancillary accommodation on the first floor.

## Tenure

Freehold. (Plus yard to the rear being held long leasehold for a term of 999 years from 24/06/1896 at a rent of £1 pa).

## VAT

VAT is applicable to this lot.

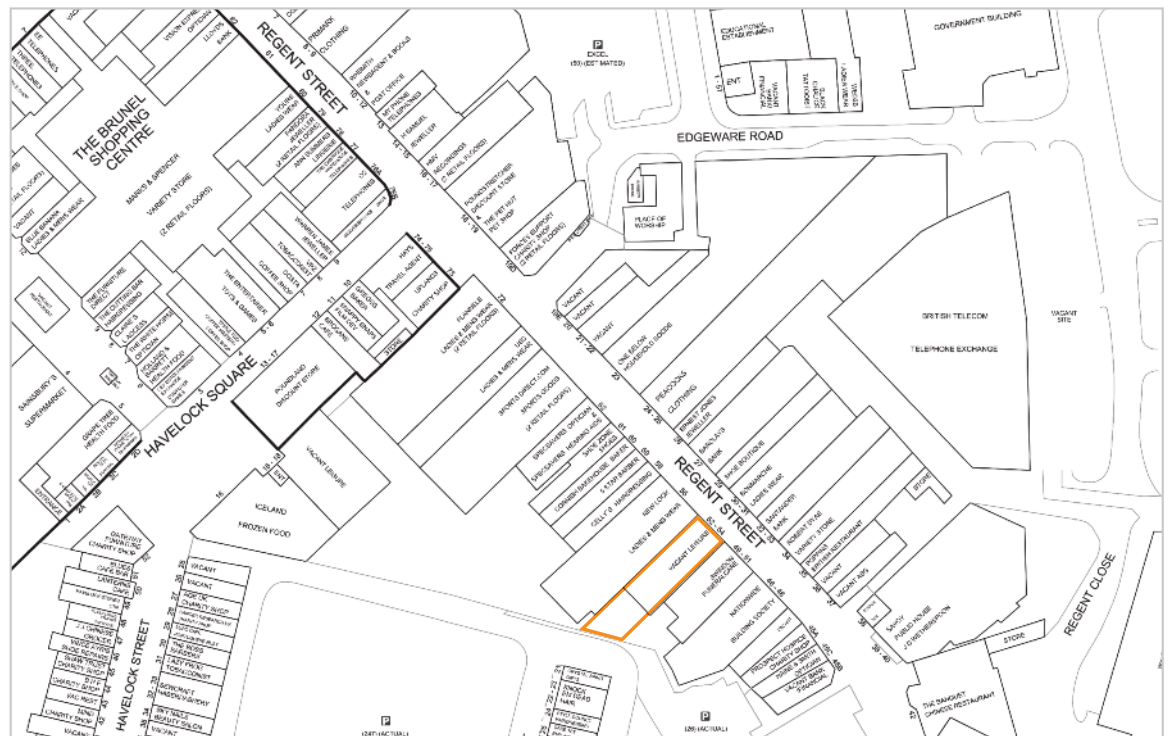
## Six Week Completion.

## Energy Performance Certificate

D. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail/Ancillary	(290.78 sq m)	(3,130 sq ft)	VACANT
First	Retail/Ancillary	(130.99 sq m)	(1,410 sq ft)	
<b>Total</b>		<b>421.77 sq m</b>	<b>(4,540 sq ft)</b>	



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