

Lot 40

£127,500 per annum exclusive

51/53 Bridge Street, Swindon, Wiltshire SN1 1BL

Freehold Leisure Investment



Tenancy and accommodation

Floor	Use	Floor Areas (approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Bar/Restaurant	504.78 sq m	(5,433 sq ft)	MOODY DELIVERY	30 years from	£127,500	05/12/2017
First	Bar/Ancillary	422.92 sq m	(4,552 sq ft)	SERVICES	05/12/1997		and
First	Residential	-	-	LIMITED t/a Boston	until		05/12/2022
				Brothers Bar (1)	04/12/2027		
Total Approximate Commercial Area		927.70 sq m	(9,985 sq ft)			£127,500	

(1) Boston Brothers is an individually styled bar offering food and drinks with late night weekend openings. Boston Brothers also trades from a venue in Hanley, Staffordshire (Source: www.bostonbrothersbars.com 20/04/2017).



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Key Details

- Located on Swindon's Main Pedestrianised Leisure and Retail Pitch

- Let to Moody Delivery Services Ltd (t/a Boston Brothers Bar) until December 2027 (no breaks)

- Close to the Brunel Shopping Centre

On Behalf of Joint Fixed Charge Receivers

Location

Miles: 15 miles south of Cirencester
39 miles east of Bristol

Roads: A3102, M4

Rail: Swindon Rail (1 hour to Central London)

Air: Bristol Airport

Situation

The property occupies a prominent position on the pedestrianised Bridge Street, Swindon's main retailing and leisure pitch. The property is located within a short distance of both Swindon Railway Station and The Brunel Centre, which comprises over 100 occupiers anchored by Sainsbury's, House of Fraser and Marks & Spencer. Other nearby occupiers include Wilko, Topshop, Caffè Nero and Halifax Bank.

Description

The property comprises a ground floor bar/restaurant and part first floor bar, with ancillary accommodation. The remainder of the first floor provides self-contained first floor staff accommodation accessed from the rear. The property also benefits from an external area to the rear providing customer seating.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion



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