SN2 1AQ

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





Freehold Commercial Investment With Development Potential

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Property Information

Freehold Commercial Investment With Development Potential

- Entirely let to The MidCounties Co-Operative Funeral Limited until 2031 (subject to option)
- Approx 388.86 sq m (4,186 sq ft)
- Large site area of approx. 0.28 Ha (0.70 Acres)
- Asset Management Potential
- Future Development/Change of Use Potential (subject to lease & consents)
- VAT-free investment

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37 30th October 2025

Rent Status £30,800 per Annum Exclusive Available

Retail, Development

Sector

Location

Miles 2.2 miles north of Swindon Town Centre, 14 miles south-east of

Cirencester, 41 miles north-east of Bristol

Roads A3102, M4

Rail Swindon Railway Station

Air Bristol Airport

Situation

The property is situated in a predominantly residential neighbourhood, close to its junction with Liddington Street, offering ample frontage to the main arterial road, A4311. The property is situated approximately 2 miles north of Swindon town centre.

Tenure

Freehold

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a funeral parlour, workshop, first floor offices & rear garages on a large rear site, located in a mixed commercial & residential area.

The property also benefits from a large site area of approx. 0.28 Ha (0.70 Acres)

VAT

VAT is not applicable to this lot.

DISCL AIMED

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Auction Venue

Live Streamed Auction

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Ground Ground First	Funeral Parlour Workshop/Ancillary Ancillary/Garages Offices/Ancillary	113.99 80.17 168.40 26.30	(1,227) (863) (1,813) (283)	THE MIDCOUNTIES CO-OPERATIVE FUNERAL LIMITED (t/a Co-Operative Funeralcare)	10 years from 05/11/2021 (1)	£30,800	05/11/2026
Total		388.86	(4,186)			£30,800	

⁽¹⁾ The lease is subject to a tenant only option to determine on the 04/11/2026.

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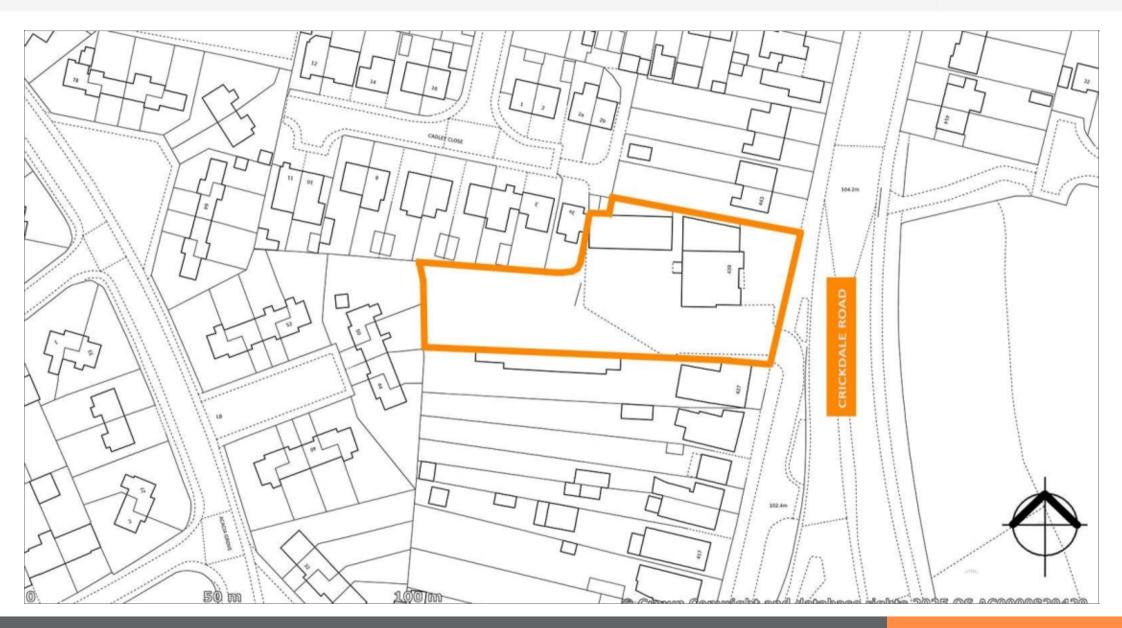




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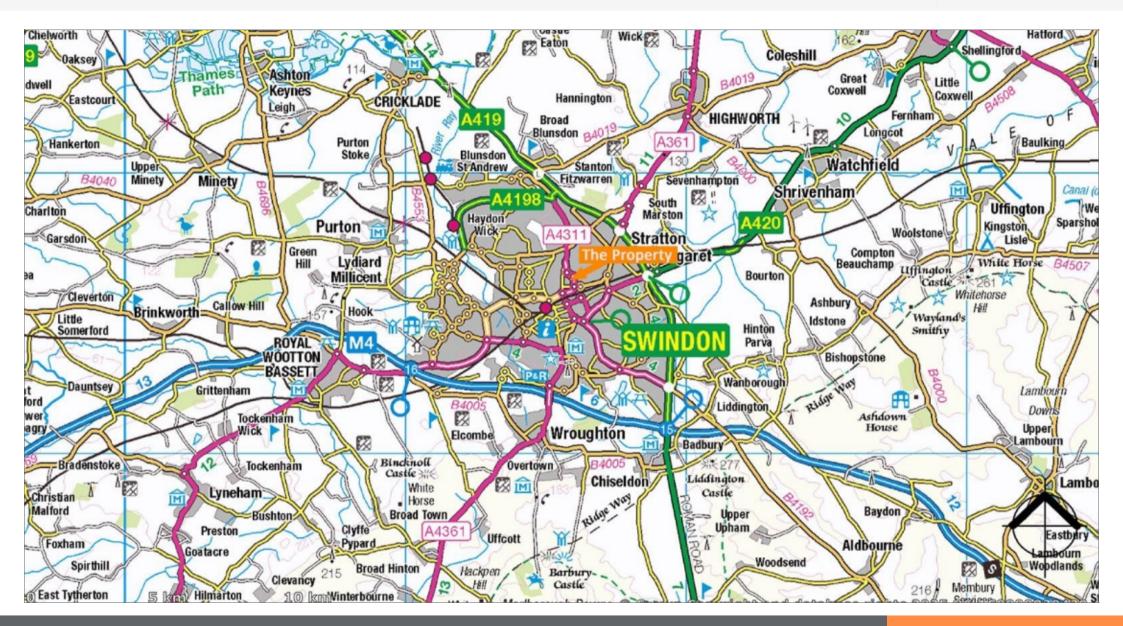




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