

**Lot 37, Co-Operative Funeralcare, 439 Cricklade Road, Swindon,
SN2 1AQ**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Commercial Investment With Development Potential

www.acuitus.co.uk

Lot 37, Co-Operative Funeralcare, 439 Cricklade Road, Swindon, SN2 1AQ

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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

Lot
37

Auction
30th October 2025

Rent
£30,800 per Annum Exclusive

Status
Available

Sector
Retail, Development

Auction Venue
Live Streamed Auction

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.

DISCLAIMER
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.

Lot 37, Co-Operative Funeralcare, 439 Cricklade Road, Swindon, SN2 1AQ

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

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

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

Lot 37, Co-Operative Funeralcare, 439 Cricklade Road, Swindon, SN2 1AQ

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Lot 37, Co-Operative Funeralcare, 439 Cricklade Road, Swindon,
SN2 1AQ**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Lot 37, Co-Operative Funeralcare, 439 Cricklade Road, Swindon,

SN2 1AQ

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Commercial Investment With Development Potential

www.acuitus.co.uk

Lot 37, Co-Operative Funeralcare, 439 Cricklade Road, Swindon, SN2 1AQ

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Lot 37, Co-Operative Funeralcare, 439 Cricklade Road, Swindon, SN2 1AQ

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Lot 37, Co-Operative Funeralcare, 439 Cricklade Road, Swindon,
SN2 1AQ**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Lot 37, Co-Operative Funeralcare, 439 Cricklade Road, Swindon,
SN2 1AQ**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Lot 37, Co-Operative Funeralcare, 439 Cricklade Road, Swindon, SN2 1AQ

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



Lot 37, Co-Operative Funeralcare, 439 Cricklade Road, Swindon, SN2 1AQ

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



Freehold Commercial Investment With Development Potential

www.acuitus.co.uk

Lot 37, Co-Operative Funeralcare, 439 Cricklade Road, Swindon, SN2 1AQ

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



Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

SCJ Solicitors
38 - 40 High Street, Caernarfon
Gwynedd
LL55 4EU

Samantha Jones
01286 677 897
samantha.jones@scjsolicitors.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024