

# Westcott House, 47/49 Commercial Road Swindon, Wiltshire SN1 5NX

lot 33

## Freehold Retail and Residential Investment

- Shop let to Blue Arrow Recruitment
- Includes 15 residential flats above
- Town centre location
- Nearby occupiers include NatWest, Lloyds and The Post Office

Rent  
**£106,800**  
per annum  
exclusive

On behalf David K Foscett and  
Richard G Alford as Joint LPA  
Receivers



### Location

Estimated District Population: 180,000  
Miles: 15 miles south of Cirencester  
39 miles east of Bristol  
Roads: A3102, M4  
Rail: Swindon Rail Station  
Air: Bristol Airport

### Situation

The property is located on Commercial Road in Swindon, a main retail thoroughfare in the town centre and Swindon Railway Station is a short distance away. The Brunel Centre, which comprises over 100 occupiers anchored by Sainsbury's, House of Fraser and Marks & Spencer, is within a 2 minute walk from the property.

### Description

The property comprises a double fronted ground floor retail unit and a further 3 floors of residential accommodation above, comprising 9 studio, 4 one-bed and 2 two-bed flats accessed through a self-contained lobby. The property has rear access, a lift and two parking spaces.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	196.95 sq m (2,120 sq ft)	<b>BLUE ARROW LTD</b>	20 year lease from 27/09/2007	£38,000	29/09/2012 and 29/09/2017 (2)
First, Second, Third	15 Residential units		<b>INDIVIDUALS</b>	Let on Assured Shorthold Tenancies (3)	£67,740	
<b>Total – (Ground Floor)</b>		<b>196.95 sq m (2,120 sq ft)</b>			<b>£105,740</b>	

(1) For the year ending 30th December 2011 Blue Arrow Ltd reported a turnover of £358,448,000, a pre-tax profit of £11,434,000 and a total net worth of £22,270,000. (Source: www.riskdisk.com 15/06/2012)

(2) The lease provides for a tenant's option to determine on 29th September 2012. The tenant has operated the break option.

(3) A schedule of individual residential tenancies is available upon request.

### For further details please contact:

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### Solicitors:

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