

146 High Street Royal Wootton Bassett, Wiltshire SN4 7AB

lot 54

Freehold Retail and Residential
Investment (with part vacant offices)

- Retail Unit with Office and Residential Accommodation
- High Street Location close to Boroughfields Shopping Centre

- Nearby occupiers include HSBC Bank, Lloyds Bank and WH Smith

Rent
£20,800 per
annum
exclusive



Location

Miles: 7 miles west of Swindon
33 miles north-east of Bath
Roads: A3102, M4 (Junction 16)
Rail: Swindon Rail
Air: Bristol Airport

Situation

Royal Wootton Bassett is a conveniently located town just 2 miles from the M4, between Bath and Swindon. The property is located in the town centre on the eastern side of the High Street. Borough Fields Shopping Centre which houses retailers including Sainsbury's, Costa and Peacocks is located a short walk away with other nearby occupiers including HSBC Bank, Lloyds Bank and WH Smith.

Description

The property comprises a retail unit over ground and basement with office accommodation on part first floor and three residential flats on remaining first floor and the entire second floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Review/(Reversion)
Ground and Basement	Retail/Ancillary	67.54 sq m (727 sq ft)	INDIVIDUAL t/a Mario's Pizza & Off Licence	10 years from 05/02/2011	£11,800	05/02/2017 and 05/02/2020 (04/02/2021)
First	Office	21.37 sq m (230 sq ft)	VACANT POSSESSION			
Uppers- Flat 1	Residential	51.10 sq m (550 sq ft)	VACANT POSSESSION			
Uppers- Flat 2	Residential	12.36 sq m (133 sq ft)	INDIVIDUAL	5 years from 19/02/2011	£4,920	(18/12/2016)
Uppers- Flat 3	Residential	51.09 sq m (550 sq ft)	INDIVIDUAL	2 years from 12/06/2015	£4,080	(11/06/2017)
Total		203.46 sq m (2,190 sq ft)			£20,800	

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acutis.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acutis.co.uk
www.acutis.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acutis.co.uk for further details

Seller's Solicitors:

Eversheds LLP
1 Callaghan Square, Cardiff CF10 5BT
Tel: +44 (0)29 2047 7240
Email: AmyJones@eversheds.com
Ref: Amy Jones



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.