

# Lot 45

£11,500 per annum  
exclusive (with  
121,429 sq ft offered with  
vacant possession)

## 18-22 Bridge Street & 16-17 Fleet Street, Swindon, Wiltshire SN1 1RQ

Freehold Mixed Use Development Opportunity



### Key Details

- Prominent corner position in pedestrianised town centre
- Planning application submitted for 14 residential flats and four retail units (see planning paragraph)
- 17 Fleet Street is let until 2023 (subject to option)
- Nearby occupiers include Wilkinsons, Holiday Inn, Londis and Betfred

### On Behalf of a Major Fund Manager

#### 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 corner position on the pedestrianised Fleet Street at its junction with Bridge Street. The property is located within a short distance of Swindon Railway Station and The Brunel Centre, which comprises over 100 occupiers anchored by Sainsbury's, House of Fraser and Marks & Spencer. Nearby occupiers include Wilkinsons, Holiday Inn, Londis and Betfred.

#### Description

The property comprises a four storey corner building currently arranged as a bar/nightclub and a retail unit. 18-22 Bridge Street is a ground floor bar/nightclub with first floor and basement ancillary accommodation and two bedsit flats currently used as staff accommodation at the second floor. 17 Fleet Street is a ground floor retail unit.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Planning

A planning application was submitted on 23rd September 2016 for demolition of 20 Bridge Street and 17 Fleet Street, erection of 4 commercial units (Class A1 and A3) and 14 residential apartments and associated works. For further information please visit [www.swindon.gov.uk/info/20030/planning\\_and\\_regeneration/380/view\\_or\\_make\\_comment\\_on\\_a\\_planning\\_application](http://www.swindon.gov.uk/info/20030/planning_and_regeneration/380/view_or_make_comment_on_a_planning_application) Ref: S/16/1679.

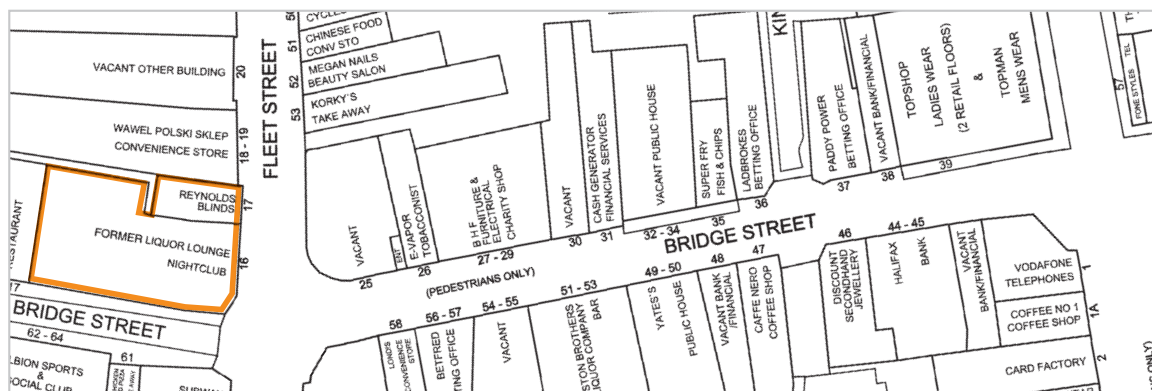
#### Viewings

There will be a block viewing for this property.  
Please register your interest with Georgina Roberts.  
Telephone: +44 (0)20 7034 4863  
Email: [Georgina.Roberts@acuitus.co.uk](mailto:Georgina.Roberts@acuitus.co.uk).

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
17 Fleet Street	Ground	Retail	72.88 sq m (784 sq ft)	INDIVIDUAL (t/a Reynolds Blinds) (1)	10 years from 28/07/2013 until 27/07/2023 (2)	£11,500	28/07/2018
16/17 Fleet Street & 18-23 Bridge Street	Ground Basement First Second	Bar/Nightclub Ancillary Ancillary Residential/Ancillary	692 sq m Not Measured 242 sq m 128 sq m	VACANT POSSESSION (see planning paragraph)			
Total			1,134 sq m (12,213 sq ft)			£11,500	

- (1) Reynolds Blinds was established in 1987 and now has well established shops in Leamington Spa, Swindon, Oxford and Chipping Norton. (Source: [www.reynoldsblinds.net](http://www.reynoldsblinds.net) 17/01/2017)  
(2) The lease provides a tenant option to determine on 28/07/2018.



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