

Lot 59

£66,500 per annum
exclusive

47 Bridge Street,
Swindon, Wiltshire SN1 1BL

Freehold Retail Investment



Key Details

- Let to Nero Holdings Limited until 2022
- Pedestrianised town centre location
- Less than 100m from the major 100 unit Brunel Shopping Centre
- Neighbouring occupiers include Topshop, Halifax Bank, Vodafone and River Island

Location

Miles: 15 miles south of Cirencester
39 miles east of Bristol

Roads: M4, A3102

Rail: Swindon Rail (1 hour to Central London)

Air: Bristol Airport

Situation

The property occupies a prominent position on the west side of the pedestrianised Bridge Street, at its junction with Queens Street. The major 100 unit Brunel Shopping Centre, with occupiers including Beaverbrooks, Vision Express, McDonald's, Sainsbury's and Marks & Spencer, is located close by. Other nearby occupiers include Topshop, Halifax Bank, Vodafone and River Island.

Description

The property comprises ground floor retail accommodation and first floor ancillary accommodation and benefits from a return frontage onto Queen Street.

Tenure

Freehold.

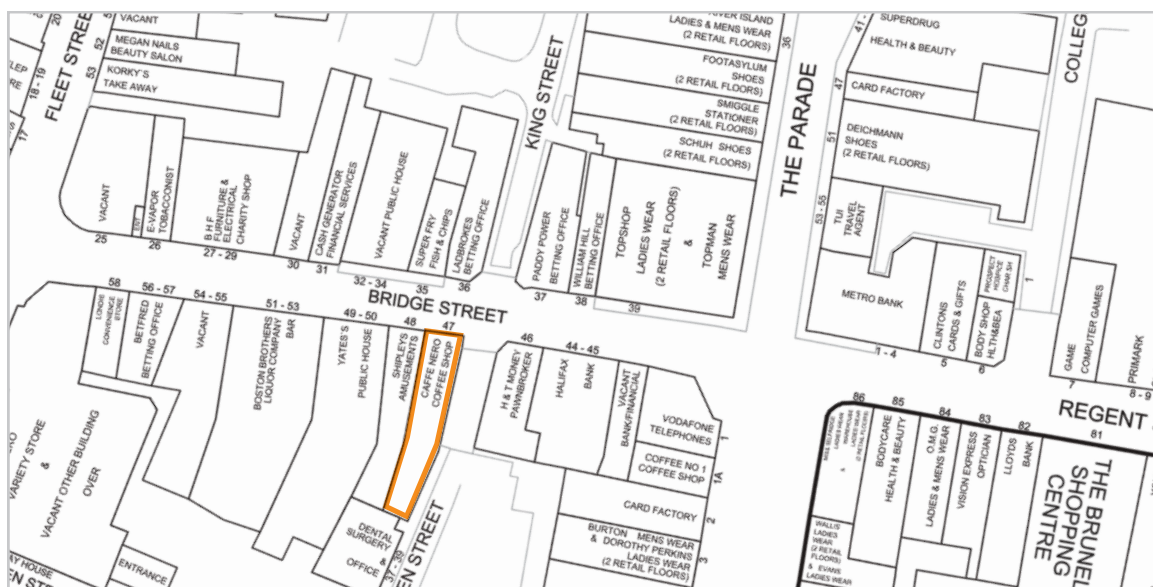
VAT

VAT is applicable to his lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	175.30 sq m (1,887 sq ft)	NERO HOLDINGS LIMITED (1)	15 years from 03/04/2007 on a full repairing and insuring lease	£66,500	02/04/2022
First	Ancillary	164.90 sq m (1,757 sq ft)				
Totals		340.20 sq m (3,644 sq ft)			£66,500	

(1) For the year ending 31st May 2017, Nero Holdings Limited reported a turnover of £264,897,000, pre-tax profits of £25,896,000 and a total net worth of £217,488,000 (Source: Experian Group 17/9/2018).



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