

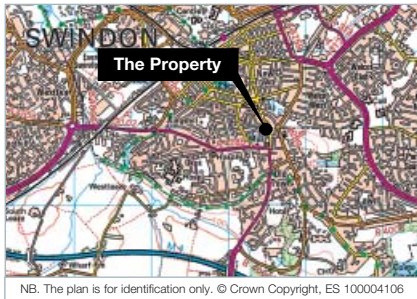
# Swindon

## Broadcasting House

56-58 Prospect Place  
Wiltshire  
SN1 3RW

- **Freehold Radio Station Investment**
- Let to the British Broadcasting Corporation on a lease expiring in 2030 (1)
- Fixed rent increase in 2015 to £105,607 pa and 2020 to £119,485 pa
- Comprises 816.1 sq m (8,784 sq ft)
- Current Rent Reserved  
**£93,341 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**

Swindon is a major Thames Valley commercial town some 70 miles west of London with a population of some 180,000. Swindon is situated between Junctions 15 and 16 of the M4 motorway and is served by regular rail services to London and the south-west. Oxford is some 25 miles to the north-east. Major employers in Swindon include Honda, Nationwide Building Society, Zurich Financial Services, National Power and the National Trust. The property is situated on the outskirts of the town centre on the north side of Prospect Place. The A4239 (Bath Road) lies just to the south. The surrounding area is of mixed commercial and residential use.

**Description**

The property is arranged on ground and two upper floors to provide a principally office building with ground floor reception and recording studios on the first and second floors. The property benefits from a lift serving all floors and central heating throughout. There is on-site parking for 8 cars in designated spaces. The west side of the property provides an integral garage for two vehicles and to the east there is a self-contained dental practice which is accessed from Prospect Place.

The property provides the following accommodation and dimensions:

<b>Ground Floor Office and Reception</b>	<b>188.6 sq m</b>	<b>(2,030 sq ft)</b>
<b>First Floor Office</b>	<b>321.0 sq m</b>	<b>(3,455 sq ft)</b>
<b>Second Floor Office</b>	<b>306.5 sq m</b>	<b>(3,299 sq ft)</b>
<b>Total</b>	<b>816.1 sq m</b>	<b>(8,784 sq ft)</b>

**Tenancy**

The entire property is at present let to the BRITISH BROADCASTING CORPORATION for a term of 25¼ years from 21st January 2005 at a current rent of £93,341 per annum, exclusive of rates. The lease provides for rent increases in 2015 and 2020 as detailed below and a rent review in 2025. The lease also contains full repairing and insuring covenants. There is a tenant's break clause in 2022. (1) Fixed rent increase in 2015 to £105,607 per annum and 2020 to £119,485 per annum

**Tenant Information**

For the year 2009/2010, the BBC reported an income of £4.79bn, net assets of £1.1bn and a shared surplus of £478m. (Source: www.bbc.co.uk)

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website www.alltop.co.uk

**Viewings**

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk In the subject of your e-mail please ensure that you enter **Lot 99 Swindon**.

NB. The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's costs.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

