



Tenure

Freehold.

Location

Swindon is a major Thames Valley industrial and commercial town, located 80 miles west of London, with a population of some 209,000. 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 30 miles to the north-east and Reading 40 miles to the east.

The property is centrally located on the east side of pedestrianised Havelock Street.

Occupiers close by include Age UK (adjacent), Subway, British Heart Foundation and Iceland, whilst a large number of national multiples are in the nearby Brunel Shopping Centre. There is a large surface car park to the rear.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation to the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	4.75 m	(15' 7")
Net Frontage	4.30 m	(14' 2")
Shop Depth	10.25 m	(33' 7")
Built Depth	12.20 m	(40' 0")
Ground Floor	49.70 sq m	(535 sq ft)
First Floor	31.25 sq m	(336 sq ft)
Total	80.95 sq m	(871 sq ft)

Tenancy

The entire property is at present let to CANCER RESEARCH UK for a term of 10 years from 10th October 2016 at a current rent of £16,750 per annum. The lease provides for a rent review and tenant option to break (1) at the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.cancerresearchuk.org

For the year ended 31st March 2017, Cancer Research UK reported a pre-tax profit of £32.9m, shareholders' funds of £383.5m and a net worth of £383.5m.

(Source: Experian 21.09.2017.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Swindon

28 Havelock Street

Wiltshire

SN1 1SD

- Freehold Shop Investment
 - Let to Cancer Research UK
 - Lease expires 2026 (1)
 - Pedestrianised town centre location
 - Rent Review 2021
 - Current Rent Reserved
- £16,750 pa**

SIX WEEK COMPLETION AVAILABLE



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

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