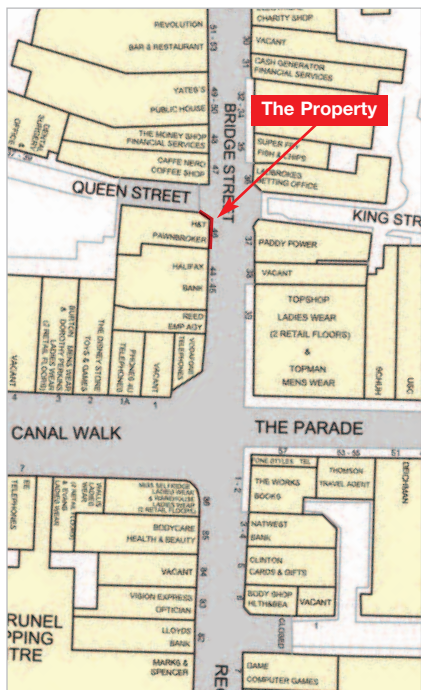


Swindon
46 Bridge Street
Wiltshire
SN1 1BL

- **Freehold Shop and Office Investment**
- Comprising a shop with vacant former offices having redevelopment potential subject to obtaining all necessary consents
- Shop let to Harvey & Thompson Ltd on a lease expiring 2024 (no breaks)
- Shop Rent Review 2014
- Reversion 2024
- Current Rent Reserved
£40,000 pa
plus Vacant Possession of 272.8 sq m (2,936 sq ft)

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. Major employers in Swindon include Honda, Mini, Nationwide Building Society, Zurich Financial Services, Npower and the National Trust. The property is situated on Bridge Street, close to the junction with Canal Walk and the Brunel Shopping Centre. The property benefits from a return frontage onto Queen Street. Occupiers close by include Top Shop, Vision Express, Phones 4U, The Disney Store and Halifax Bank.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop together with former office accommodation to the upper floors. The upper floors are accessed via the rear fire escape staircase. There is also an internal staircase connecting the first and second floors.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 70 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Harvey & Thompson Ltd (1)	Gross Frontage 7.35 m (24' 2") Net Frontage 6.45 m (21' 2") Splay Frontage 2.00 m (6' 6") Shop Depth 14.40 m (47' 3") Built Depth 19.80 m (64' 11")	15 years from 14.08.2009 Rent review every 5th year FR & I	£40,000 p.a.	Rent Review 2014
First & Second Floor	Vacant	First Floor 139.0 sq m (1,496 sq ft) Second Floor 133.8 sq m (1,440 sq ft) Total (2) 272.8 sq m (2,936 sq ft)			

(1) No. of Branches: 193. Website Address: www.handtpawnbrokers.co.uk. For the year ended 31st December 2012, Harvey & Thompson Ltd reported a turnover of £129.683m, a pre-tax profit of £18.072m and a net worth of £79.855m. (Source: riskdisk.com 12.11.2013)
(2) Areas provided by the Vendor.

Total £40,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor Ms K Simms, Mishcon de Reya. Tel: 0207 440 4739 e-mail: kathryn.simms@mishcon.com