



### Tenure

Freehold.

### Location

The historical and industrial market town of Swindon is located 80 miles west of London and 40 miles east of Bristol. It is just off the M4 which leads to Reading and Bristol.

The property is situated in the Blackworth Industrial Estate on the outskirts of Highworth. It is situated just off Blackworth Road which leads on to the A361 towards Swindon. Occupiers close by include Subaru and Magnet Sales (both opposite), Thames Water and a number of independent traders.

### Description

The property is arranged on ground and mezzanine floors to provide an industrial unit on ground floor with offices at mezzanine level and surface car park for 10 cars.

Ground Floor	222.60 sq m	(2,396 sq ft)
Mezzanine Floor	93.00 sq m	(1,001 sq ft)
<b>Total</b>	<b>315.60 sq m</b>	<b>(3,397 sq ft)</b>

### Tenancy

The entire property is at present let to MR D SHEPPARD for a term of 125 years from 18th October 1988 at a current rent of £3,900 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk).

## Highworth

### Unit 10 Blackworth Industrial Estate

### Nr. Swindon

### Wiltshire

### SN6 7NA

- **Freehold Industrial Ground Rent Investment**
  - Modern industrial unit totalling 315.60 sq m (3,397 sq ft)
  - Established industrial location
  - Lease expiry 2113 (no breaks)
  - Rent Review every 5th year
  - Next rent review in 2018
  - Current Rent Reserved
- £3,900 pa**

