

Swindon 21 The Plaza Sanford Street Wiltshire SN1 1HE

- Virtual Freehold Town Centre Parade of Shops
- Town centre location
- Comprising 6 units within a larger mixed use development
- Tenants include William Hill
- Total Current Gross Rents Reserved
£113,750 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Long Leasehold. Held for a term of 999 years from 1st January 2000 (thus having some 981 years unexpired) at a peppercorn ground rent.

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 situated within the town centre, in a corner position on the east of Sandford Street where it adjoins Edgeware Road. Regent Street and The Brunel Shopping Centre are within a short walking distance. Occupiers close by include Tesco Metro, Debenhams, Marks & Spencer and WH Smith, amongst a variety of others on Regent Street and The Parade.

Description

The property is arranged on ground floor only to provide six retail/showroom units within a large mixed use development, the remainder of which is not included in the sale.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating Ranges 47-110 Bands B-E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 4	Individual	Gross Frontage 13.25 m Shop Depth 12.40 m Built Depth 12.70 m (43' 6") (40' 8") (41' 8")	3 years from 15.01.2016 Effectively FR & I by way of a service charge	£11,000 p.a.	Reversion 2019
Unit B	William Hill Organization Limited (1)	Gross Frontage (inc Splay) 22.60 m Shop Depth (Max) 14.25 m Built Depth (Max) 14.55 m (74' 2") (46' 9") (47' 9")	20 years from 24.06.2005 Rent review every 5th year Effectively FR & I by way of a service charge	£26,500 p.a.	Rent Review 2020
Unit C	Learndirect Limited (2)	Gross Frontage 13.75 m Shop Depth 19.25 m Built Depth 19.55 m (45' 2") (63' 2") (64' 2")	5 years from 21.11.2016 Effectively FR & I by way of a service charge	£27,500 p.a.	Reversion 2021
Unit 1B	Gridline Enterprises Limited (t/a Famous School Branches and School Toys - 10 branches)	Gross Frontage 10.60 m Shop Depth 19.25 m Built Depth 19.55 m Ground Floor Storage 57.00 sq m (34' 9") (63' 2") (64' 2") (614 sq ft)	10 years from 31.08.2012 (3) Rent review at the 5th year Effectively FR & I by way of a service charge	£15,750 p.a.	Reversion 2022
Unit 1	Change Grow Live (4) (formerly Crime Reduction Initiative) (not in occupation)	Gross Frontage 17.25 m Shop Depth 19.25 m Built Depth 19.55 m (56' 7") (63' 2") (64' 2")	9 years from 08.03.2013 (5) Rent review every 3rd year Effectively FR & I by way of a service charge	£33,000 p.a.	Rent Review 2019
Unit A	G Marks Global Limited	Ground Floor Shop	999 years (less 10 days) from 01.01.2000	Peppercorn	Reversion 2999

- (1) No of Branches: 2,300+. Website Address: www.sports.williamhill.com
For the year ended 27th December 2016, William Hill Organization Ltd reported a turnover of £879m, a pre-tax profit of £223m, shareholders' funds of £134m and a negative net worth of £710m. (Source: Experian 21.02.2018.)
(2) 50 owned and 550 third party operated centres. Website Address www.learndirect.com
(3) There is a tenant break option on 31st August 2018 (not exercised).
(4) A registered charity with a net worth and shareholders' funds in excess of £23m as of 31st March 2017.
Website Address: www.changegrowlive.org
(5) Tenant break option on 8th March 2019.

Total £113,750 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

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