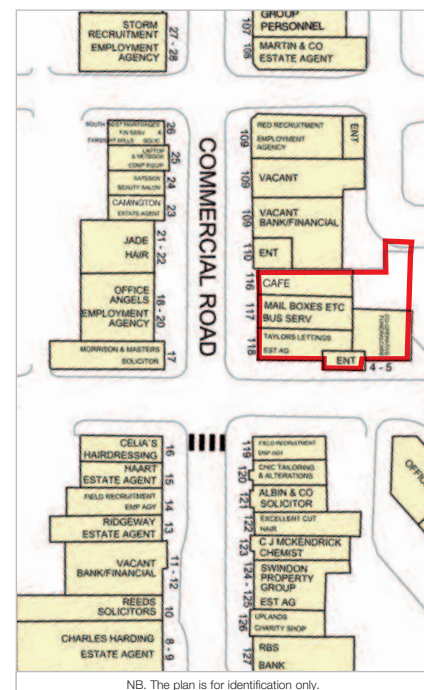


Swindon
Temple House
115-116 Commercial Road
Wiltshire
SN1 5PL

- **Freehold Shop and Office Investment with Residential Development Opportunity**
- **Prominent corner position in Swindon town centre**
- **Benefits from planning permission for conversion and development of the upper floors to provide 16 flats (1)**
- **Well located between the new Cineworld and Library Development and the Brunel Centre**
- **Total Current Rents Reserved**
£83,982 pa



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.
This prominent property is well located on a corner position at the junction between Commercial Road and Temple Street in the heart of Swindon town centre. The Brunel Shopping Centre is some 0.2 miles north and Swindon Rail Station lies some 0.6 miles north of the property.
Occupiers close by include Cash Converters, The Coventry Building Society, William Hill and Martin & Co, amongst many others. There is a development site and large car park to the rear.

Description
The property is arranged on ground and two upper floors to provide four ground floor shops with self-contained office accommodation above. The offices benefit from an eight person lift, and WCs on each of the upper floors. There are 6 car parking spaces to the rear.

(1) Planning
The property benefits from planning permission to convert the upper floors to residential accommodation and to construct an additional third floor to provide residential accommodation. The first and second floors will each comprise 6 x one bedroom flats and the third floor will comprise 4 x one bedroom flats, a total of 16 units. All enquiries are to be made to Swindon Borough Council.
Website Address: www.swindon.gov.uk

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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
115 Commercial Road	Baristocats Ltd (2) (t/a Sandwich Shop and Cafe)	Ground Floor 68.75 sq m (740 sq ft)	10 years from 14.03.2016 Rent review every 5th year Tenant break option in 2020	£12,500 p.a.	Rent Review 2021
116 Commercial Road	Vasant Logistics Etc Ltd (t/a MBE)	Ground Floor 70.79 sq m (762 sq ft)	10 years from 24.06.2011 Rent review every 5th year. FR & I	£13,000 p.a.	Reversion 2021
4-5 Temple Street	Midcounties Co-operative (t/a Co-operative Funeral Care)	Ground Floor 77.85 sq m (838 sq ft)	10 years from 17.08.2001 Rent review every 5th year. FR & I	£12,000 p.a.	Holding over
Ground Floor Temple House	Countrywide Estate Agents (t/a Taylor)	Ground Floor 84.54 sq m (910 sq ft)	15 years from 15.09.2004	£16,000 p.a.	2016 Rent Review Outstanding
Area 1 & 2 First Floor	Vacant	First Floor 159.32 sq m (1,715 sq ft)	-	-	-
Area 3 – First Floor	Brunel Training Academy	First Floor 84.26 sq m (907 sq ft)	5 years from 29.09.2012. FR & I	£6,727 p.a.	Reversion 2017
Area 4 – Second Floor	Specsavers Optical Superstores (3) (t/a Regional Training Centre)	Second Floor 250.55 sq m (2,697 sq ft)	5 years from 25.03.2014. FR & I	£13,480 p.a.	Reversion 2019
Area 5 Second Floor	Green INC (EU) Ltd	Second Floor 86.40 sq m (930 sq ft)	4 years from 02.12.2015 Tenant break option 01.08.2017. FR & I	£6,975 p.a.	
		Total	888.46 sq m (9,499 sq ft)		
Parking Space 1, 2 & 5	Vacant	-	-	-	-
Parking 3 & 4	Countrywide Estate Agents	-	1 year from 01.04.2016	£2,200 p.a.	Reversion 2017
Parking Space 6	Individual	-	1 year from 25.03.2016	£1,100 p.a.	Reversion 2017

Total £83,982 p.a.

(2) Website Address: www.baristocats.co.uk
(3) For the financial year ended 28th February 2015, Specsavers Optical Superstores reported a turnover of £453m, a pre-tax profit of £20.398m, shareholders' funds of £56.970m and a net worth of £54.568m. (Source: Experian 07.11.2016)
NB: Buyers are to pay 1% +VAT of the hammer price as buyer's premium.

NB. The plan is for identification only.