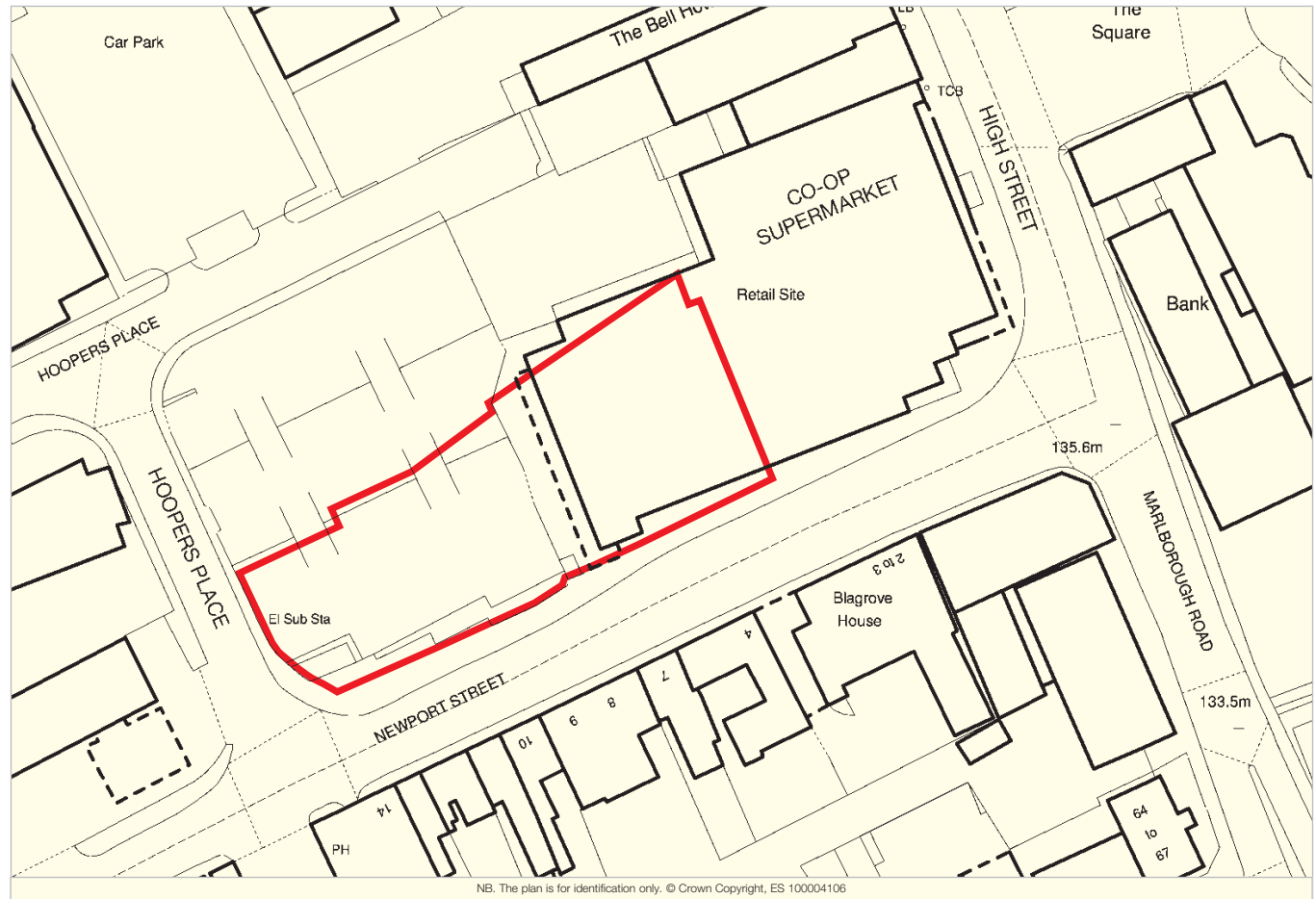
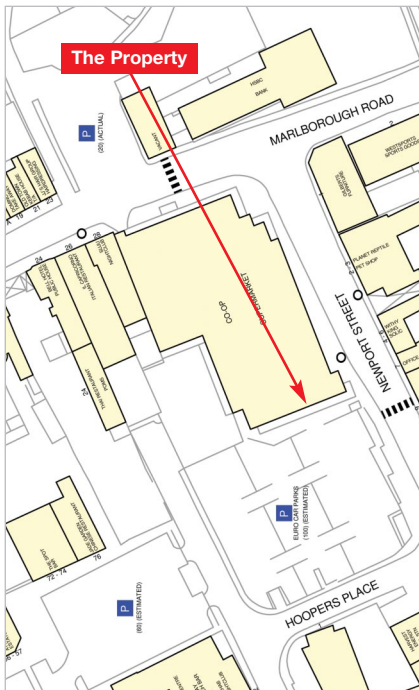


Swindon

30/32 High Street Old Town Wiltshire SN1 3EP

- **First Class Freehold Supermarket Investment**
- Let to Mid Counties Co-Op
- Lease expires 2109
- Rent geared to 16.4% of OMRV
- Rent Review 2014
- Current Rent Reserved
£56,750 pa

On the Instructions of Swindon
Borough Council



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. Oxford is some 25 miles to the north-east. Major employers in Swindon include Honda, Nationwide Building Society, Zurich Financial Services, National Power and the National Trust.

The Co-Op Supermarket is situated at the junction of High Street and Newport Street within the Old Town area of Swindon town centre. The subject property has frontages to both Newport Street and Hoopers Place at the rear. Occupiers close by include HSBC together with a number of restaurants and leisure occupiers.

Description

The property forms part of a larger property, not included in the sale, being a large supermarket occupied by the Co-Op. The property comprises part of this supermarket, being the main entrance from the car park, the Co-Op Travel Store together with part of the parking provision at the rear of the property.

Please see plan in the Legal Documents for the extent of the property to be sold.

Tenancy

The property is at present let to MID COUNTIES CO-OPERATIVE ESTATES LIMITED for a term of 125 years from 1st May 1984 at a current rent of £56,750 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The rent is to be reviewed to 16.4% of the then current full open market rental value of the whole supermarket occupied by the Co-Op. Please see lease for further details.

Tenant Information

The tenant company is a subsidiary of Mid Counties Co-Operative. Mid Counties Co-Op are the largest independent Co-Operative Society in the UK. Website Address: www.midcounties.coop

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 80 Swindon**.

Buyer's Premium

The Purchaser, on completion, will pay 1.5% on the purchase price towards the Vendors sales costs.

Energy Performance Certificate

EPC Rating 44 Band B (Copy available on website).

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 Sharon Smith, Legal Department, Swindon Borough Council. Tel: (01793) 463368 e-mail: stsmith@swindon.gov.uk

