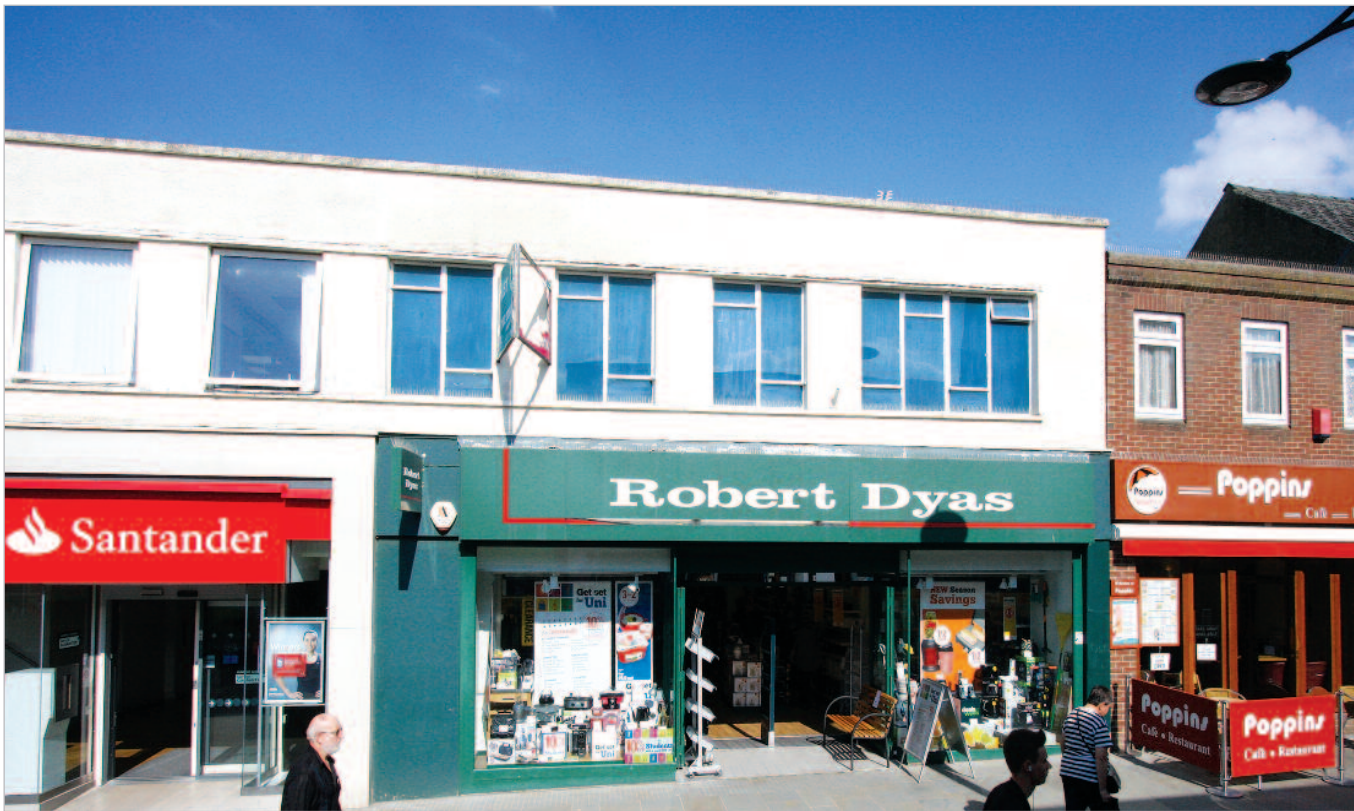


**Swindon**  
**34 Regent Street**  
**Wiltshire**  
**SN1 1JL**

- **Freehold Shop Investment**
  - Let to Robert Dyas Holdings Ltd
  - Pedestrianised town centre location
  - Lease expires 2025
  - Current Rent Reserved
- £140,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Swindon is a major Thames Valley commercial and industrial town with a population of some 145,000. 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. The town is strategically located on the M4 Motorway with London some 80 miles to the east, Bristol 40 miles to the west and Oxford some 25 miles to the north-east.  
The property is well located within the town centre on pedestrianised Regent Street, one of the town's principal retail thoroughfares. Occupiers close by include Santander, Bonmarché, Barclays Bank, Peacocks, Nationwide, Co-op Food and New Look amongst others.

**Description**  
The property is arranged on ground and one upper floor. The ground floor provides a shop with ancillary accommodation and a rear loading bay to the service road, accessed from Regent Close. A staircase towards the front of the shop provides access to an area of the first floor which appears to have at one time been used as sales, but not presently. To the rear is another staircase providing access to first floor storage, staff/WC and office accommodation. The property has the benefit of a goods lift.

The property provides the following accommodation and dimensions:		
Gross Frontage	9.45 m	(31')
Net Frontage	7.80 m	(25' 7")
Shop Depth	35.95 m	(117' 11")
Built Depth	43.60 m	(143')

Ground Floor Sales	261.5 sq m	(2,815 sq ft)
Ground Floor Loading/Storage	47.0 sq m	(506 sq ft)
First Floor	336.5 sq m	(3,622 sq ft)
<b>Total</b>	<b>645 sq m</b>	<b>(6,943 sq ft)</b>

**Tenancy**  
The entire property is at present let to ROBERT DYAS HOLDINGS LIMITED for a term of 20 years from and including 20th October 2005 at a current rent of £140,000 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants.

**Tenant Information**  
No. of Branches: 95.  
Website Address: [www.robertdyas.co.uk](http://www.robertdyas.co.uk)  
For the year ended 29th March 2014, Robert Dyas Holdings Limited reported a turnover of £124,209,000, a pre-tax profit of £5,087,000, shareholders' funds of £14,271,000 and a net worth of £14,271,000. (Source: riskdisk.com 07.09.2015.)

**VAT**  
VAT is applicable to this lot.

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

**Energy Performance Certificate**  
EPC Rating 89 Band D (Copy available on website).



