

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position close to the junction with Havelock Street within one of the main professional and financial services areas in Swindon, only a short distance from the **Brunel Shopping Centre** and the busy Regent Street, adjacent to **A-Plan Insurance**, and with other nearby occupiers including **Endsleigh, NatWest, Swinton, Cash Convertors** and **Ladbrokes**.

Swindon is a major business and commercial centre, located within the prosperous M4 corridor, enjoying easy access to the M4 Motorway (Junctions 15 & 16) midway between Reading and Bristol.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop with A2 use** plus internal access to further **Offices** and **Ancillary Accommodation** at first and second floor level. There is rear vehicular access for unloading together with off-street parking for **2 cars**.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'6"
Internal Width	15'7"
Shop Depth	24'5"
Built Depth	45'4"
2 WC's	

First Floor Office

Area	Approx. 290 sq ft
Kitchen Area	Approx. 35 sq ft

Second Floor Office

Area	Approx. 80 sq ft
------	------------------

TENANCY

The entire property is let on a full repairing and insuring lease to **Morcumb's Mortgage Services Ltd as a Mortgage Advice Bureau** for a term of 6 years from 14th December 2012 at a current rent of **£15,000 per annum** exclusive.

Note 1: The tenant did not exercise their 2015 break clause.

Note 2: The lease is outside the renewal provisions of the L and T Act 1954.

£15,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Shakespeare Martineau - Tel: 01789 416 400
Ref: Ms Janet James - Email: janet.james@shma.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts