

Kilpatrick & Co

Commercial Property Consultants

FREEHOLD SHOP with redevelopment potential FOR SALE

5,232 sq ft (485.70 m²)



**BRUNEL HOUSE
HAVELOCK SQUARE
SWINDON, SN1 1SD**

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Delta 602, Delta Office Park, Welton Road, Swindon, Wilts, SN5 7XF

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LOCATION: The property is located in the pedestrianised Havelock Square adjacent to the Brunel Shopping Centre, which is the centre of Swindon's retail area. The 400 space Granville Street car park is within nearby walking distance with further multi-storey car parks close by. Adjoining occupiers include Sainsbury's, Boots, Marks & Spencer and Argos.

DESCRIPTION: The property comprises a large, 3 storey standalone retail unit overlooking the recently revamped pedestrianised Havelock Square. The ground floor provides an open plan sales area with prominent double fronted display windows to Havelock Square and return frontage to Havelock Street with stairs leading up to first floor showroom/sales area, with windows overlooking Havelock Square. On the second floor there is additional storage, offices, staff room & toilets. There is a loading bay to the rear of the property and goods lift. Planning permission was granted for change of use of the ground & first floors from Class A1 (retail) to Class A3 (restaurant) and for conversion of the second floor to residential with an addition of a new third floor, also for residential. This consent is unimplemented.

ACCOMMODATION: The premises have been measured in accordance with the RICS Code of Measuring Practice, the approximate net internal floor areas are as follows:-

Gross Frontage	15.6 m	51' 4"
Return Frontage	1.5 m	5' 3"
Ground Floor: Sales Area		1,864 sq ft
Ancillary Stores		94 sq ft
First Floor: Showroom/Ancillary Offices/Stores		1,580 sq ft
Second Floor: Ancillary Offices/Stores		<u>1,694 sq ft</u>
Total:		5,232 sq ft (485.70 sq m)

BUSINESS RATES: We have made informal enquiries via the Valuation Office website which indicate that the property is assessed as follows:-

Description:	Shop & Premises
Rateable Value (2017):	£64,500
Uniform Business Rate (2019/2020):	£0.504
Full Rates Liability (2019/2020):	£32,508.00

TERMS: The freehold of the property is available to purchase with vacant possession available on completion.

PRICE: Offers in excess of £575,000, plus VAT, are invited.

EPC: The current Energy Performance Assessment Rating for this property is Band G-165.

LEGAL COSTS: Each party to bear their own legal costs incurred in the transaction.

VIEWING: Strictly by prior appointment with the sole agents, **Kilpatrick & Co** on 01793 643101 or 01635 229030.

18/03/2019