



CLASS E UNIT

(Well Suited to Nursery/Education/Religious or F&B uses)

SWINDON (Old Town)

3-7 HIGH STREET, SWINDON, SN1 3EN

Location:

The subject property occupies a prominent corner position on the High Street in Swindon Old Town. Swindon Rail Station (Great Western Rail services) is located c.1 mile North of the property. Swindon has a total population of 233,000.

The building also holds a Grade II listing (see listings on historic England for 3&5 [here](#) and 7 [here](#)) and is located directly in front of The Lawns open Parklnad.

Nearby multiple occupiers include Domino's Co-Operative Food and Pizza Express, amongst many established independent operators.

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning permission.

Rent:

Upon Application.

Accommodation:

Arranged over Ground, Basement, First, Second and Third floors, with the approximate GIA Areas:

Ground Floor:	5,595 sq. ft. (519.79 m²)
Basement:	2,409 sq. ft. (223.80 m²)
First Floor:	2,820 sq. ft. (261.99 m²)
Second Floor:	2,118 sq. ft. (196.77 m²)
Third Floor:	817 sq. ft. (75.90 m²)
Total:	13,759 sq. ft. (1,278.24 m²)

The property benefits from a total site area of 1 acre and has 48 car parking spaces and a large garden to the rear of the premises.



Lease:

The premises are available by way of a new lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

The current RV is £111,000 (see [VOA Link](#)).

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

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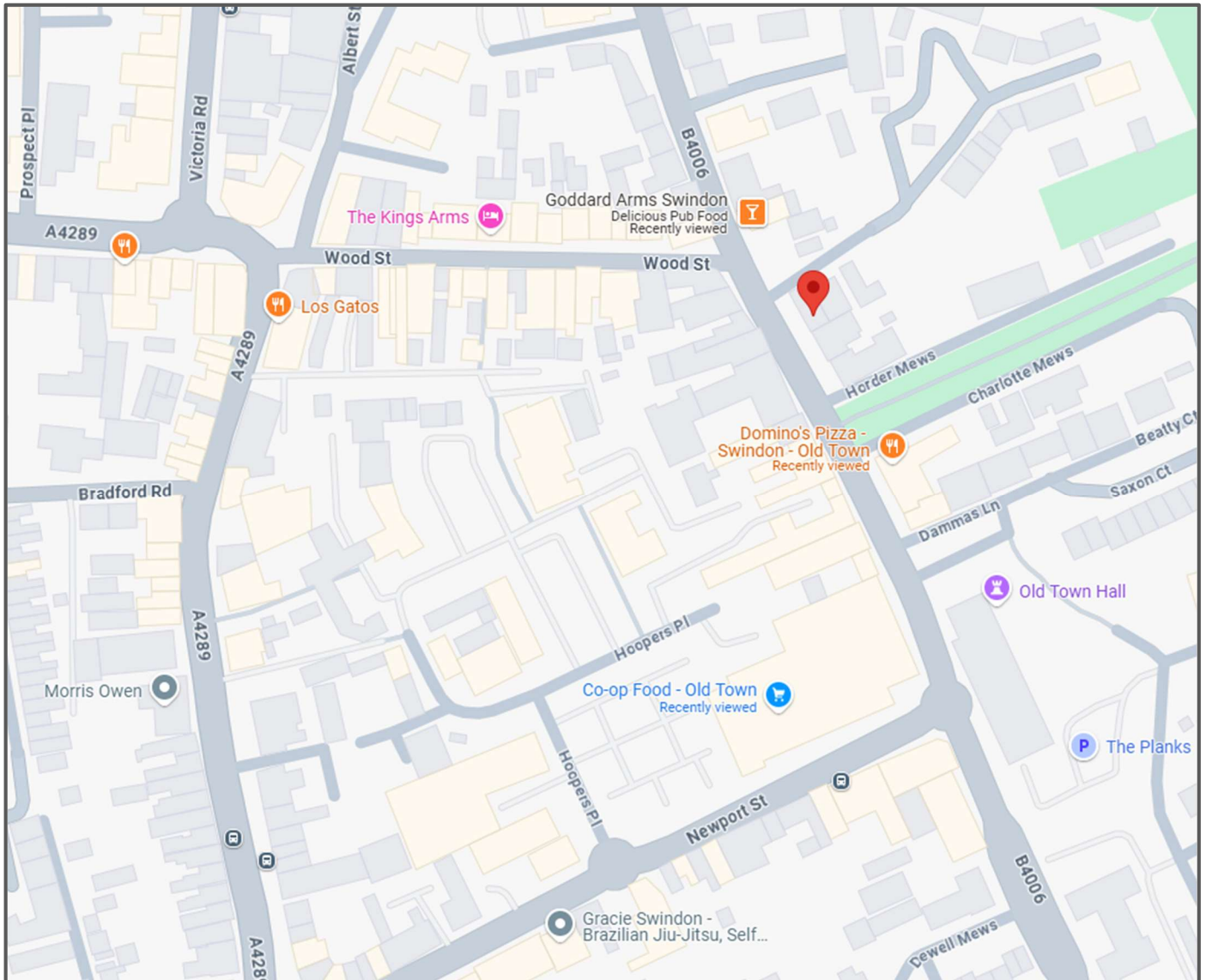
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Location Map:





Site Map:

