



# CLASS E BUILDING FOR SALE / TO LET IN SWINDON

**3-7 HIGH STREET, SWINDON, WILTSHIRE, 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.

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.

## Price:

Freehold Interest – O.I.R.O £2,500,000

Leasehold Interest – O.I.E.O £100,000 pax.

## Accommodation:

The premises are arranged over Ground, Basement, First, Second and Third floors and has the following approximate Gross Internal Areas:

|                      |                                             |
|----------------------|---------------------------------------------|
| <b>Ground Floor:</b> | <b>5,595 sq. ft. (519.79 m<sup>2</sup>)</b> |
| <b>Basement:</b>     | <b>2,409 sq. ft. (223.80 m<sup>2</sup>)</b> |
| <b>First Floor:</b>  | <b>2,820 sq. ft. (261.99 m<sup>2</sup>)</b> |
| <b>Second Floor:</b> | <b>2,118 sq. ft. (196.77 m<sup>2</sup>)</b> |
| <b>Third Floor:</b>  | <b>817 sq. ft. (75.90 m<sup>2</sup>)</b>    |

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



### Freehold Interest:

The premises are available to be sold with full vacant possession.

### Leasehold Interest:

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 £130,000 (see [VOA Link](#)).

### Legal Costs:

Each party to bear their own legal costs.

### Viewings:

Please contact:

**Paul Jenkins**

[paul@jenkinslaw.co.uk](mailto:paul@jenkinslaw.co.uk)

**Kyle McGuire**

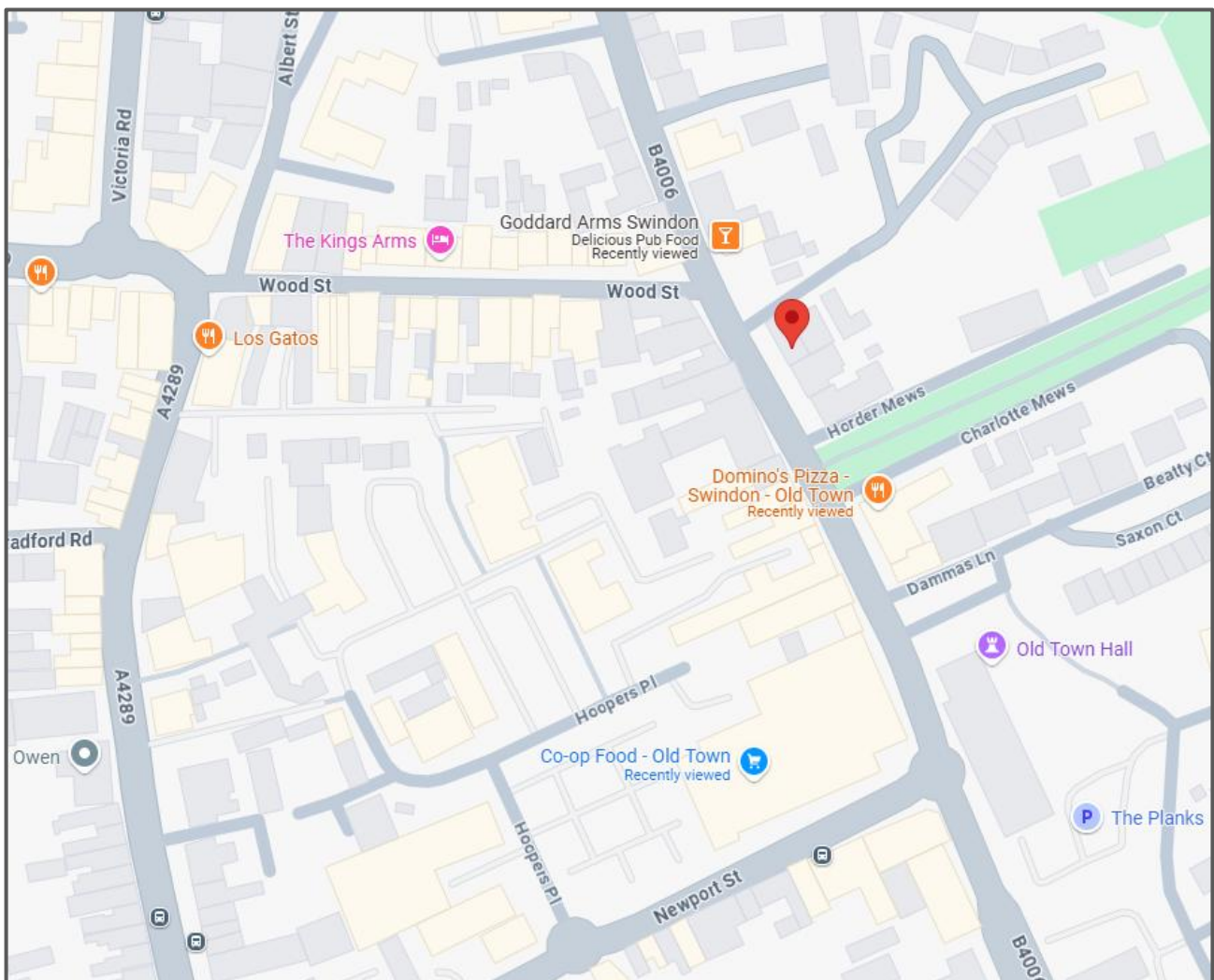
[kyle@jenkinslaw.co.uk](mailto:kyle@jenkinslaw.co.uk)

**Sam Westmacott**

[sam@jenkinslaw.co.uk](mailto:sam@jenkinslaw.co.uk)

**Tel: 0207 440 1840**

### Location Map:





## Ordnance Survey Map:

