

Kilpatrick & Co

Commercial Property Consultants

VIRTUAL FREEHOLD FOR SALE 1,087 sq ft (100.9m²)



**GROUND FLOOR
1 COMMERCIAL ROAD
SWINDON
SN1 5NF**

01793 • 643101

www.kilpatrick-cpc.co.uk

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

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LOCATION: Commercial Road is a well-established retail and professional and financial services location on the edge of Swindon's primary shopping area. The property occupies a prominent position at the top of Commercial Road close to the Town Hall and library and College Court and the new Regent Circus retail and leisure development.

DESCRIPTION: The property comprises the ground floor part of a 3 storey building with entrance onto Commercial Road and side windows onto Eastcott Hill. It is currently configured as open plan offices, with plastered walls, carpeted floors and gas central heating via radiators. To the rear there are 2 partitioned meeting rooms, plus kitchenette and toilet. At basement level there is a useful area of secure storage. To the rear there is covered parking for up to 2 cars.

SIZE: Measured in accordance with the RICS Code of Measuring Practice the property has the following approximate net internal floor areas:-

GF: Offices	635 sq ft
2 Meeting Rooms	229 sq ft
Kitchenette	28 sq ft
WC	-
Subtotal:	892 sq ft
Basement: Stores	172 sq ft
Understairs Cupboard	17 sq ft
Total:	1,087 sq ft (100.9m ²)

AVAILABILITY: Long leasehold of 999 years from 1/11/2010 at a peppercorn rent per annum for sale with vacant possession on completion.

PRICE: £160,000 exclusive of VAT, (if applicable).

SERVICE CHARGE: The property pays a service charge towards maintenance of common parts. We understand this is currently £60/month.

BUSINESS RATES: Informal enquiries via the Valuation Office website indicates that the property is assessed as follows:-

Description:	Offices & Premises
Rateable Value (2017):	£9,200
Uniform Business Rate (2019/20)	£0.491
Full Rates Liability (2019/20):	£4,517.20

N.B. *The property should qualify for Small Business Rates Relief.*

Further information on Business Rates is available from Swindon Borough Council on 0845 602 0146.

EPC: In accordance with the Energy Performance of Buildings (Certificates and Inspections) (England & Wales) Regulations 2007, an Energy Performance Certificate has been requested.

LEGAL COSTS: Each party will be responsible for their own legal costs in the transaction.

MONEY LAUNDERING: Prospective purchasers will be required to provide proof of identity for Anti-Money Laundering checks.

VIEWING: Strictly by prior appointment with sole agents **KILPATRICK & CO** on (01793) 643101

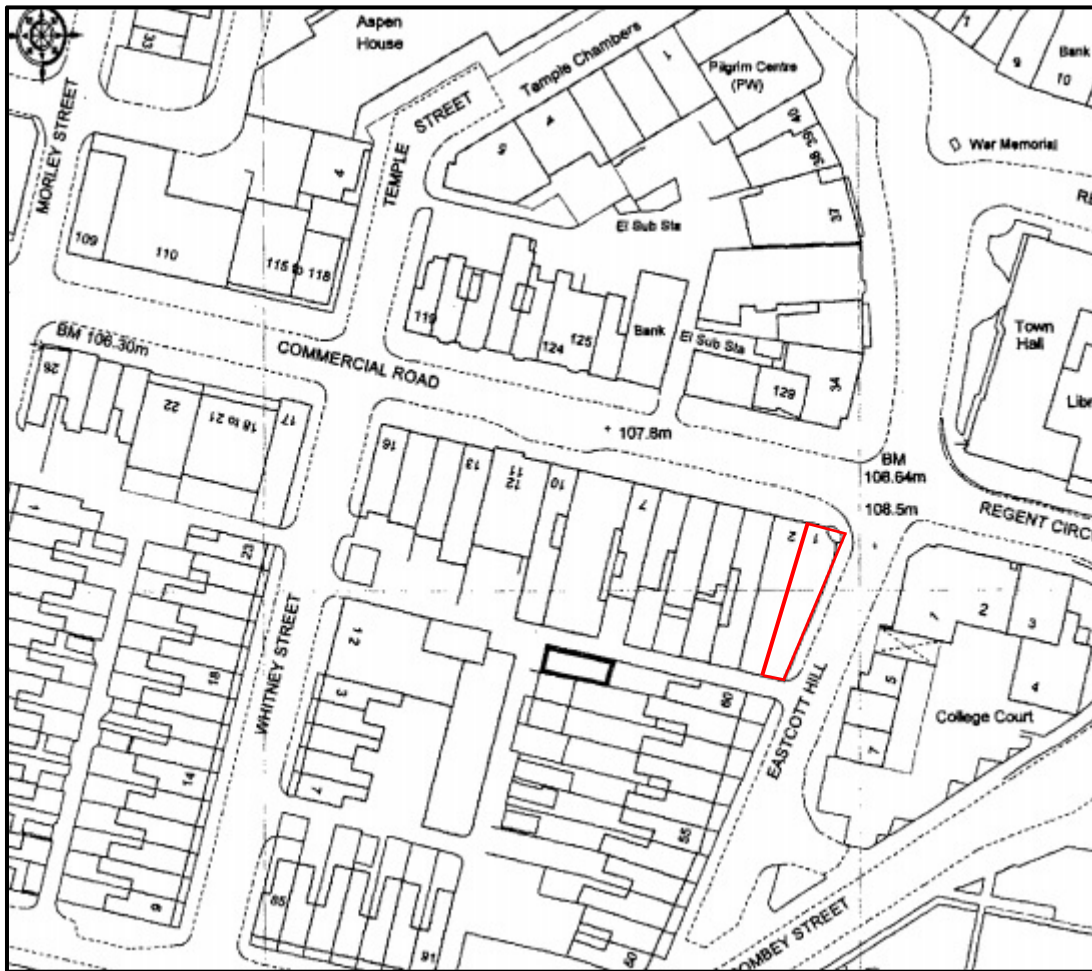
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5/09/2019

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REF :
1 Commercial Road,
Swindon,
Wiltshire,
SN1 5NF.

SCALE : Not to Scale



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