

to let / for sale

On the instructions of



**Retail Unit 1 Faringdon House,
Faringdon Road, Swindon, SN1 5AR**
1,068 ft² 99.19 m²



Recently refurbished Town Centre self contained retail unit. Suitable for A1 and A2 uses.

Location

The property is located in a prominent position on Faringdon Road at its junction with Holbrook Way, Fleet Street and Queen Street, on the edge of the town centre.



Description

The property provides a lock-up double fronted retail unit, which has been created as a result of Faringdon House being converted to a mixed retail/residential development.

The property is in a shell condition with painted plastered walls and ceiling, and timber sheeting to the floor. There is a disabled wc and electricity supply to the distribution board.



Accommodation

The property has been measured on a gross internal basis and found to provide a total area of approx. 1,068 sq ft (99.10 sq m)



User

The property has existing use for A1 Retail and A2 Professional Services.

Tenure

The property is being offered on a new full repairing and insuring lease for a term to be agreed.

The quoting rent is £15,000 per annum exclusive.

Alternatively, the property can be purchased on a long leasehold basis on a peppercorn rent at a guide of £150,000.

We are advised that the property is exempt from VAT and therefore VAT will **not** be applicable to the rent or purchase price of the long leasehold interest.

Additional Residential Accommodation

If not sold prior, there is a ground floor, two bed flat available within Faringdon House, which can be purchased along with the retail unit on a long leasehold basis. The asking price for the flat is £155,000.

Keningtons LLP for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. Neither Keningtons LLP nor any person in its employment has any authority to make or give any representations or warranties whatsoever in relation to this property.
4. VAT may be payable on the purchase price and/or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
5. Keningtons LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. The names of the partners may be inspected at the Company.

Advice to Purchasers

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Keningtons are required to undertake and complete customer due diligence on the purchaser as soon as heads of terms are agreed and prior to exchange.

Service Charge

There is a service charge which includes repair and maintenance of the external parts of the building (except shop front glazing) and building insurance. The service charge budget for the retail unit 1 for the current year is £647.42 per annum. This includes a ground rent of £100 which is only applicable if the property is purchased. If the property is rented the service charge would be £547.42.

Business Rates

The tenant will be responsible for the rates payable. The premises are assessed as shop and premises with a rateable value of £14,750.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Energy Performance Certificate

The property has a current registered EPC of G172, but as a shell property with no heating or lighting the default settings for calculating the EPC is worst case scenario with the lighting assumed to be filament bulbs. A draft EPC has been prepared assuming the installation of LED lighting and this produces a rating of C75. It is therefore recommended that the tenants fit out uses LED lighting and a new EPC obtained on completion of the tenants fit out works.

Viewing and Further Information

For further information or to arrange an inspection, please contact:

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June 2019