

On the Instruction of Halifax Bank Plc

LONG LEASEHOLD FOR SALE

Town Square, Westlea, Swindon, SN5 7DL



Location

The property is located in Westlea, Swindon, which lies approximately 2.5 miles east of Swindon city centre. Bristol is approximately 40 miles west and Reading is approximately 43 miles east. Anchored by Asda the property is situated on the external forecourt of the West Swindon District Centre. The external forecourt comprises of a parade 11 retail units and a Public House (Harvester) which lie adjacent to the main building (Asda) and Car Park. Occupiers within the immediate local vicinity include **Taylors**, **Natwest**, **Dominos** and **Coral**.

Description

The property is arranged over two storeys. The ground floor comprises of a banking hall, back office functions, interview rooms and staff welfare facilities. The first floor is currently sublet to a Dental Practise.

The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	86 sq m	925 sq ft
First Floor	110 sq m	1,188 sq ft
Total	196 sq m	2,113 sq ft

Tenure

The property is held on an existing fully repairing and insuring lease for a term of 99 years expiring 15/08/2079. The current passing rent is £7,500 per annum subject to 5 yearly rent reviews.

The first floor is currently sublet to Stephen Paul Thomas and David Anthony Huws. The first-floor tenants are currently holding over at a passing rent of £14,000 per annum.

Price

The property is available by way of assignment. Quoting premium, offers in the region of **£115,000** exclusive.

Legal Costs

Each party to bear their own legal costs.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£27,250** and the UBR for 2017/2018 is **47.9p**. This ignores any transitional relief that may apply. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

Key Features

- Long Leasehold Available
- Neighbourhood Shopping Centre
- A2 Use

Viewing

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Not to scale.

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