



36 High Street, Highworth, Wilts - FOR SALE £220,000

marriotts  
property llp

# 36 High Street, Highworth, Wiltshire

**FOR SALE - Guide Price £220,000**

**FREEHOLD FOR SALE BY PRIVATE TREATY  
(SOLD WITH VACANT POSSESSION)**

## LOCATION

Highworth is an historic market town situated in north-east Wiltshire, near the border with Oxfordshire, and on the edge of The Cotswolds. The town stands on a hill with far reaching views over the Thames Valley. With a rich history dating back beyond the English Civil War, Highworth is renowned for its picturesque market square which enjoys a vibrant mix of commercial and residential occupiers.

Located on the A361 and B4019, Highworth is conveniently situated approximately 3.5 miles north-east of Swindon, and 5.5 miles west of Faringdon. The town benefits from excellent transport links to the A419 and the M4 and national motorway network.

The property will be found prominently situated midway on the High Street, directly opposite Andrews Butchers & Samuel Miles Estate Agents.



## DESCRIPTION

The property comprises a handsome Grade II Listed mid terrace commercial building offering good quality accommodation across a ground and first floor, with additional basement storage space and 2nd floor attic space.

36 HIGH STREET  
HIGHWORTH  
SWINDON  
WILTSHIRE  
SN6 7AQ

## DESCRIPTION

36 High Street is a handsome Grade II Listed mid terrace period property prominently situated in the heart of Highworth. Currently utilised as offices, accommodation is arranged across three floors with additional basement storage.

Located in a vibrant area of both commercial and residential occupiers the property benefits from excellent window display frontage directly onto the High Street, with good signage opportunity on the facade located above the display windows.

Offering modern and flexible working space the premises benefits from LED lighting, wooden flooring across the ground floor with carpets to the first and second floors. An independent toilet and a kitchenette facility is also provided.

## ACCOMMODATION

Ground Floor

Office / Retail Area: 17'1" max x 13'5"

WC

First Floor

Office 2: 14'8" x 13'2"

Second Floor

Office / Storage: 13'8" x 11'10"

(including areas under 1.5m height)

Basement

Kitchenette & Storage: 13'8" x 11'10"

Total N.I.F.A. approx. 743 sq.ft. (69 sq.m.)

(Including 71 sq.ft. under 1.5m height)

## GUIDE PRICE

Freehold for sale.

£220,000.

## TENURE

The property will be sold with Vacant Possession.

## ANTI MONEY LAUNDERING

All prospective purchasers / Beneficial Owners will be required to provide Marriotts Property LLP with up to date ID documents and proof of their current address.

## LISTING STATUS

The property is Grade II Listed.



## VAT

VAT is not payable.

## BUSINESS RATES

Rateable Value - £6,600.

(Note: small business rates relief / exemption may be available)

## LOCAL AUTHORITY

Swindon Borough Council  
Civic Offices, Euclid Street, Swindon.  
Tel: 01793 445500  
[www.swindon.gov.uk](http://www.swindon.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

## VIEWINGS

Strictly via the sole selling agent, Marriotts Property LLP.  
Tel: 01367 242422



**marriotts**  
property llp

Faringdon  
9 Market Place  
Faringdon Oxon  
SN7 7HL

T: 01367 242422  
E: [property@marriotts.co.uk](mailto:property@marriotts.co.uk)  
W: [www.marriotts.co.uk](http://www.marriotts.co.uk)

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants 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 of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.