



Royal Wootton Bassett - Retail & Residential Investment

39 -41b High Street Royal Wootton Bassett

Investment Sale - Guide £945,000

LOCATION

Swindon: 4 miles M4 Junction 16: 3 miles

A commercial and residential mixed use investment in central Royal Wootton Bassett in the county of Wiltshire.

Post Code: SN4 7AF

DESCRIPTION

A terrace of property being 2 storey of brick and slate construction with separate stone barn to the rear forming a courtyard area.

SALE

The property is offered for sale as a whole although the vendors will consider offers for a part.

Freehold subject to various leases.

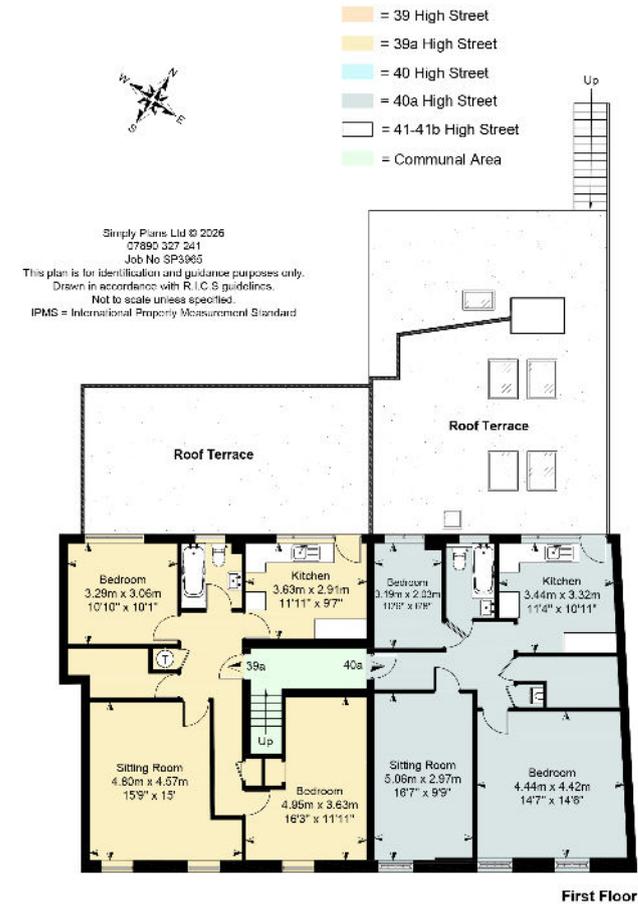
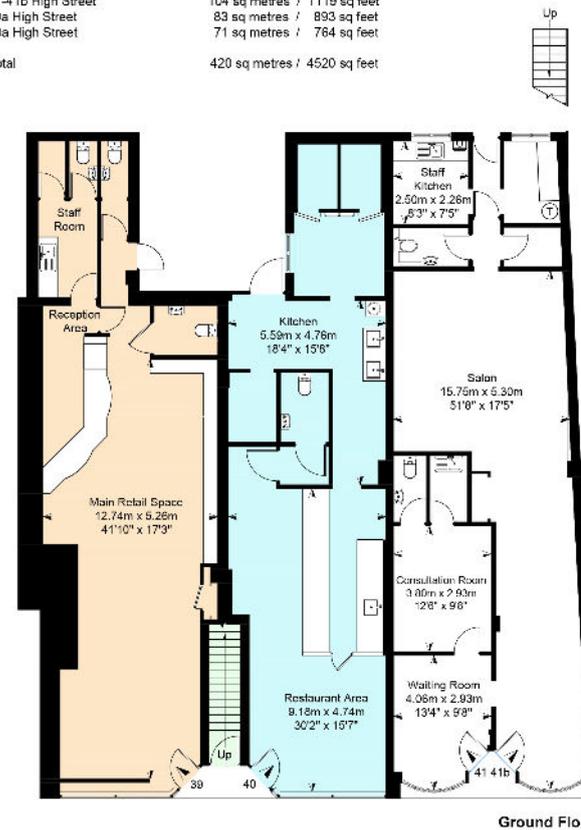
TENURE

39 High Street (82m2 GIA)

Let to Betfred under a lease dated 26/02/2020 now holding over at a passing rent of £15,750pa exclusive.

39, 39a, 40, 40a, 41-41b High Street, Royal Wootton Bassett, Wiltshire

House	Approximate IPMS2 Floor Area
39 High Street	82 sq metres / 883 sq feet
40 High Street	80 sq metres / 861 sq feet
41-41b High Street	104 sq metres / 1119 sq feet
39a High Street	83 sq metres / 893 sq feet
40a High Street	71 sq metres / 764 sq feet
Total	420 sq metres / 4520 sq feet



Garage rear of 39 High Street (57.28m2 NIA)

Approached from Borough Fields Road (access to Sainsbury's supermarket). Let to L H Motors under a lease dated 39/10/2022 at a passing rent of £4,800pa exclusive. The unit includes a workshop and office area accessed from an archway.

39a High Street (83m2 GIA)

2 bedroom flat let on an Assured Shorthold Tenancy from 01/09/2020 at a rent of £6,120pa. Access is from the High Street up a communal staircase shared with 40a High Street. There is an external first floor terrace.

40 High Street (80m2 GIA)

Retail Unit let to Subway Reality under a lease dated 10/12/2015 for 15 years at a passing rent of £18,000pa exclusive.

40a High Street (71m2 GIA)

2 bed first floor flat with terrace let on an Assured Shorthold Tenancy starting 22/11/2024 at a passing rent of £10,200 pa exclusive.

Access is over a shared stairway from the front of the property on the High Street.

41 and 41b High Street (104m2 GIA)

Let under two leases to Mercier hairdressers dated 06/03/2017 and 23/12/2021 at a combined passing rent of £20,000pa exclusive.

ENERGY PERFORMANCE CERTIFICATES

The properties have the following EPC ratings:

- 39 High Street B
- R/O 39 High Street N/A
- 39a High Street D
- 40 High Street B
- 40a High Street D
- 41 High Street C
- 41b High Street C

LOCAL AREA

Royal Wootton Bassett is a busy market town lying a few miles south west of Swindon in the county of Wiltshire.

Junction 16 of the M4 lies 2 miles from the properties and the town of Swindon lies minutes from the properties.

Royal Wootton Bassett has a population of over 13,500 people (2021 Census) and falls within the Wiltshire Unitary Authority area.

INCOME

The properties have a gross annual income of:

Retail and Workshop: £58,550 per annum

Residential: £16,320 per annum

Total annual income: £74,870 per annum



DIRECTIONS

The properties lie on Royal Wootton Bassett High Street. From M4 Junction 16 take A3012 westwards towards Royal Wotton Bassett. Take second exit at the next roundabout continuing on the A3102. At the next roundabout turn left onto the High Street and continue to the town centre. The parade of shops lie on the right hand side just beyond The Angel Hotel.

VIEWINGS

Please make all appointments to view via Marriotts Property LLP on 01367 242422. We ask you to respect the tenants occupation rights and minimise disruption to their business and privacy when inspecting.

FURTHER INFORMATION

Details of title, leases and EPC certificates are available from the letting agent on request.



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