

FOR SALE

20 FLEET STREET, SWINDON, SN1 1RQ



898 M² (9,662 FT²)

PRIME A3/A4 PITCH
RARE FREEHOLD OPPORTUNITY
REDEVELOPMENT OPPORTUNITY - STP

CONTACT RALPH WELLS 07957 739 858

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LOCATION

Swindon is strategically located on Junctions 15 and 16 of the M4 motorway, providing direct access to London and Bristol, and the A419 providing access to the M5 motorway to the north.

The property is located within the pedestrianised area of Fleet Street, which has historically been the main A3/leisure area within the town. The property is in close proximity to the bus and railway stations.

DESCRIPTION

The property benefits from good frontage of 10.60m with a central entrance opening onto a main open plan trading area. The building is arranged across three floors.

At first floor the property currently affords a three bedroom managers flat, commercial kitchen, office and storage space. At second floor there is potential for multiple users including a self contained flat or further function rooms/trading space.

ACCOMODATION

Ground Floor	416.08 m ² (4,479 ft ²)
First Floor	258.22 m ² (2,779 ft ²)
Second Floor	223.33 m ² (2,404 ft ²)
TOTAL	897.63 m² (9,662 ft²)

Modern open plan bar area with timber floors and stairs leading to first and second floor levels.

To the rear is a disabled WC and cellar which is accessible from Henry Street to the rear.

At first floor level the accommodation benefits from male and female WC's and a commercial kitchen.

QUOTING TERMS

For Sale £850,000. Offers will be considered.

BUSINESS RATES

The tenant will be responsible for the business rates. Further information is available from the agents.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

FOR FURTHER INFORMATION

Please contact:

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IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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