



**For Sale by Auction Unless Sold Prior**  
**Thursday 12th September 2024**



**WATLING**  
REAL ESTATE



**Vacant freehold former leisure unit with redevelopment potential (STP) in town centre location**

**25 Bridge Street, Swindon, SN1 1BP**

**For sale on behalf of Joint LPA Receivers**

**GUIDE PRICE:**

**£395,000+**

**PLUS FEES**

## LOCATION

The property occupies a prominent corner pitch, fronting both Bridge Street and Fleet Street within Swindon Town Centre.

Swindon is the principal town and the main commercial centre for the county of Wiltshire, with a population of approximately 233,000. Swindon is strategically located on the M4 corridor, 36 miles east of Bristol and 71 miles west of London.

The subject property is situated within the centre of the town, on a busy thoroughfare linking Swindon's train station with Regent Street, the main retail pitch.

Nearby occupiers include various leisure / food and beverage operators including an Ibis hotel, JD Wetherspoon and Café Nero as well as most national high street retailers. The Brunel Shopping Centre, Swindon's principal covered shopping centre, is situated within 250m.

## DESCRIPTION

The property comprises a substantial three storey building which was formally used as a bar. The building has an extensive return frontage and is of concrete frame construction with a flat roof.

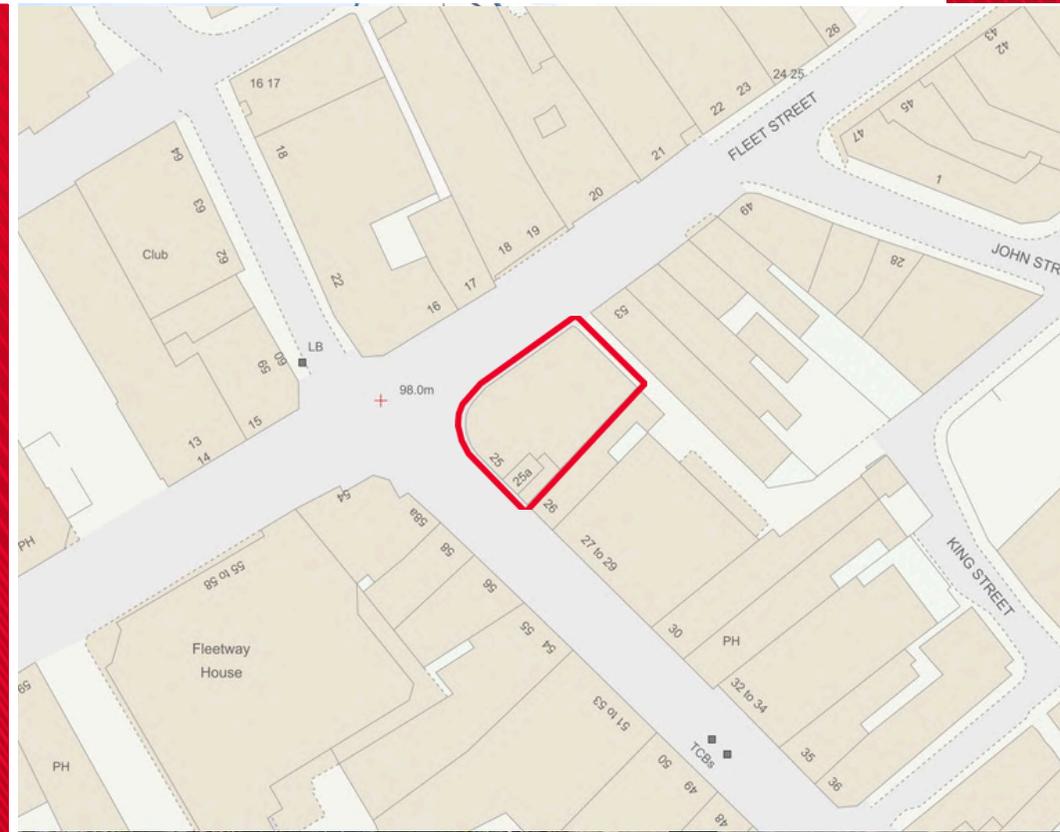
The ground floor is fitted out as a bar with the upper floors in a basic 'shell' condition. The property is currently vacant.

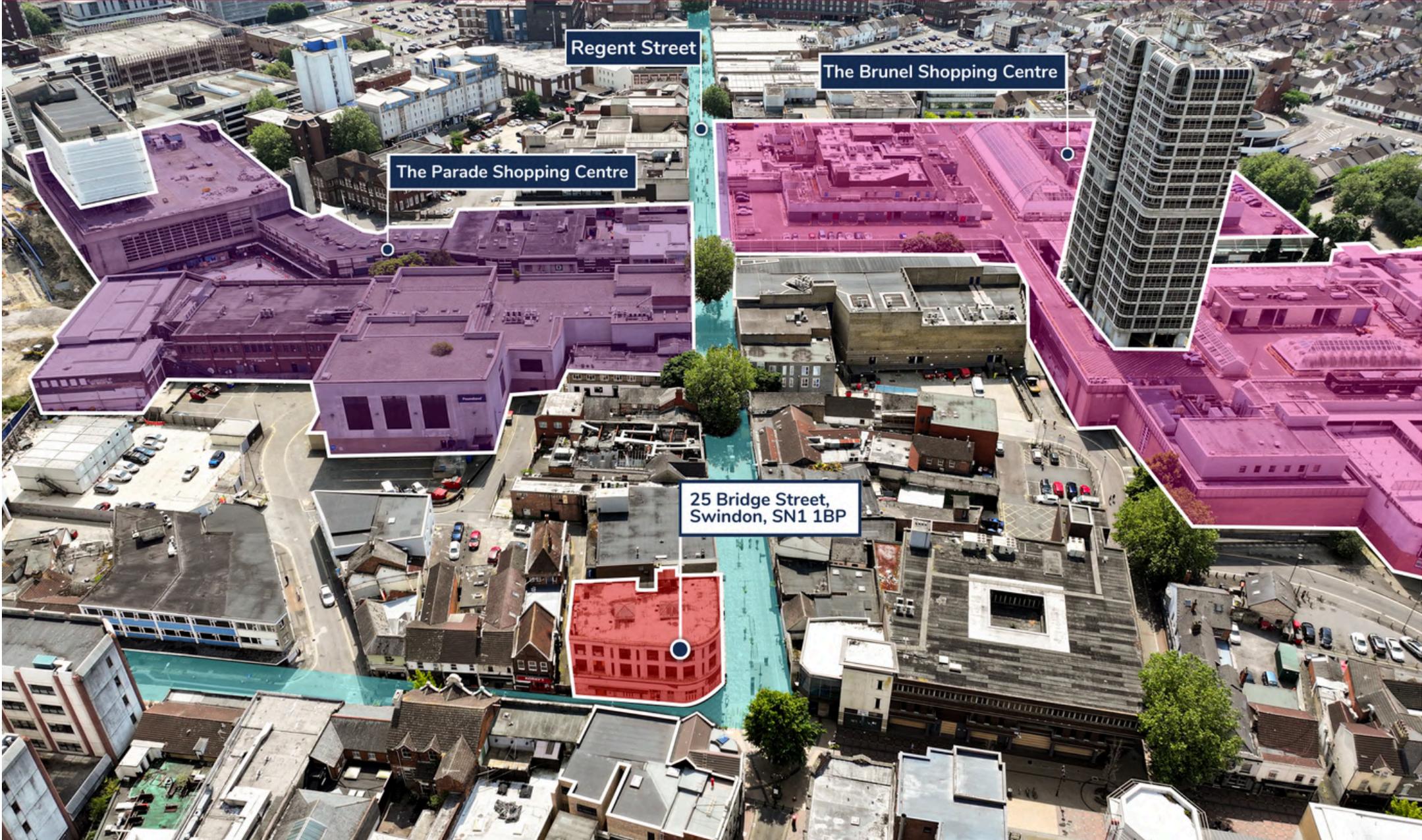
The property could suit a variety of future uses including leisure, retail and conversion of the upper floors to a residential / other commercial use (STP).

## ACCOMMODATION

Floor	Area (Sq.ft.)	Area (sq.m.)
Ground	3,813	354.27
First	3,358	311.95
Second	3,714	345.04
<b>Total</b>	<b>10,885</b>	<b>1,011.26</b>

Note - these floor areas have been provided to the agents and not verified. Interested parties are to rely on their own measurements.





Regent Street

The Brunel Shopping Centre

The Parade Shopping Centre

25 Bridge Street,  
Swindon, SN1 1BP

## TENURE

Freehold

## PLANNING

It is assumed that the property currently has a Sui Generis use. Interested parties are to rely on their own investigations.

Planning consent was granted in 2019 for the change of use of the first and second floors to provide 8 residential flats (ref S/19/0214). As part of this application, it was proposed the ground floor would be converted to provide 3 separate retail units under previous permitted development rights.

## BUSINESS RATES

Rateable value - £50,000

## EPC

D -98

## VIEWINGS

Strictly by appointment with Bond Wolfe / Watling Real Estate.

## GUIDE PRICE

£395,000+ plus fees.

## LEGAL PACK

Access to the legal pack is available on request.

## VAT

All prices are quoted exclusive of VAT.



# CONTACTS

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REAL ESTATE

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