

102 Commercial Road, Swindon, SN1 5PL



SHOP/OFFICES FOR SALE/TO LET *1,453 sq ft (135.0 m²)*

- *Central location*
- *Suitable for a variety of uses*
- *Flexible terms*
- *Potential to convert upper floors to residential, subject to planning*



102 Commercial Road, Swindon, SN1 5PL

LOCATION: Swindon is the largest commercial centre in Wiltshire and lies approximately 80 miles west of London, 40 miles east of Bristol and west of Reading. The town has excellent transport links with direct access to Junctions 15 & 16 of the M4 motorway. Commercial Road is a well-established retail and financial services location on the edge of Swindon's primary shopping area. The property occupies a prominent position on Commercial Road which leads to the Regent Circus development and Swindon Central Library.

DESCRIPTION: The property comprises an inner terraced 2/3 storey building of traditional brick construction under tile roofs. The ground floor includes aluminium framed shop front and door, opening out onto an open plan shop/office with offices and staff room to the rear. On the first floor there are open plan offices. On the second floor, there is an attic store. Generally the offices have carpeted floors, suspended ceilings with recessed lighting and central heating via radiators. To the rear there is 2 car park spaces.

SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground Floor:	Shop/Offices	627 sq ft
	Staff Room/Kitchen	129 sq ft
	Store Room	27 sq ft
First Floor:	Offices	670 sq ft
	WC	—
Total:		1,453 sq ft (135.0 m ²)
Outside:	2 car park spaces	

SERVICES: We are advised that all mains services are connected to the property but we have not carried out any tests of services or service appliances.

EPC: In accordance with the Energy Performance of Buildings (Certificates and Inspections) (England & Wales) Regulations 2007, an Energy Performance Certificate has been requested.



N.B. Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.

29/06/2026



102 Commercial Road, Swindon, SN1 5PL



AVAILABILITY: The property is available for sale freehold or to let on a new full repairing and insuring lease for a term to be agreed.

PRICE: Offers of £250,000 exclusive VAT (if applicable) are invited with vacant possession.

RENT: £25,000 per annum exclusive VAT (if applicable) & outgoing.

BUSINESS RATES: Informal enquiries via the Valuation Office website indicates that the property is assessed as follows:-

Description:	Offices & Premises
Rateable Value (2026):	£20,000
Uniform Business Rate (2026/27):	£0.432
Full Rates Liability (2026/27):	£8,640.00

Further information on business rates and any reliefs available to the property may be obtained from Swindon Borough Council on 0845 602 0146.

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

VIEWING: Strictly by appointment with sole agents **KILPATRICK & CO** on **01793 643101**.

MONEY LAUNDERING REGULATIONS

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.

Kilpatrick & Co

Commercial Property Consultants

