

14 Commercial Road, Swindon, SN1 5NF

SHOP/OFFICES FOR SALE/TO LET

1,293 sq ft (120.1 m²)

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



Kilpatrick & Co

Commercial Property Consultants



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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 two further offices, male and female toilets and a kitchen/staff room. On the second floor, there is an attic office/store with dormer windows. Generally the offices have carpeted floors, suspended ceilings with recessed lighting and central heating via radiators. To the rear there is car parking for up to 4 cars, tandem parked.

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/Kitchen	665 sq ft
WC x 2	-
First Floor: Office/Kitchen	470 sq ft
Second Floor: Office/Stores	<u>158 sq ft</u>
Total:	1,293 sq ft (120.1 m ²)

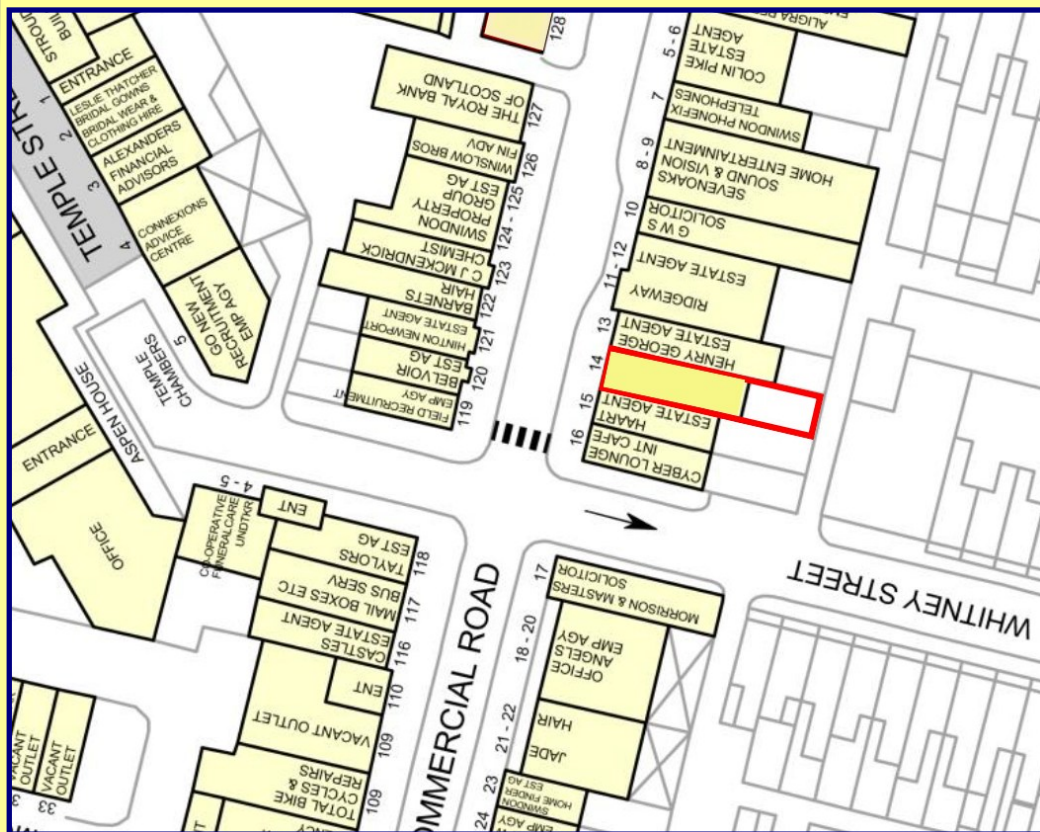
SERVICES: We are advised that all mains services are connected to the property, but we have not carried out any tests of services or service appliances.

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.



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PRICE: Offers in the region of £250,000 are invited for the whole property, exclusive of VAT (if applicable).

RENT: £19,000 per annum exclusive VAT (if applicable) and outgoings.

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.

PLANNING: There is potential to convert the upper floors to residential, subject to any required planning consent.

EPC: The current Energy Performance Certificate for this property is Band E (125)

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

Description:	Offices & Premises
Rateable Value (2026):	£15,250
Uniform Business Rate (2026/27):	£0.382
Full Rates Liability (2026/27):	£5,825.50

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 joint sole agents **KILPATRICK & CO** on **01793 643101** or Loveday (Bradley Forbes) on 01793 438939

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.

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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.

08/07/2026

