

35 Wood Street, Swindon, Wiltshire, SN1 4AN



RETAIL PROPERTY FOR SALE

2,491 sq ft (231.4 m²)

- *Rare freehold opportunity*
- *Close to all Old Town's Amenities*
- *Potential to convert upper floors to residential, subject to planning*



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LOCATION: The property is located in a prominent position on Wood Street on the western edge of Wood Street, Old Town's main retail street, close to its junction with Devizes Road and Victoria Road.

DESCRIPTION: The property comprises a three storey inner terraced building, formerly occupied by Boots the chemists, comprising ground floor shop, dispensary, store and toilets with two floors of ancillary accommodation above, providing additional offices and storage. There is also a large basement. The upper floors are accessed from the rear storage area. The first floor comprises 2 offices, a staff room. 3 stores and WC. The second floor comprises 3 store rooms and 1 further room to the rear with steps access. Rear access is available via an alleyway linking to Joiner Lane and Devizes Road.

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

Ground floor:	Shop & Dispensing Area	889 sq ft
	Stores	112 sq ft
Basement:	(Not Measured)	—
First Floor:	Office, Staff room & Stores	763 sq ft
Second Floor:	2 Stores	<u>727 sq ft</u>
Total:		2,491 sq ft (231.4 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.

TERMS: Freehold for sale with vacant possession.

PLANNING: The current retail and ancillary use is long established. There is potential to convert the upper floors to residential, subject to any required planning consent.

PRICE: Offers of £280,000 plus VAT are invited for the freehold.

VAT: The property has been elected for VAT and this will be payable on the purchase price.

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

Description:	Shop & Premises
Rateable Value (2023):	£20,750
Uniform Business Rate (2024/25):	£0.499
Full Rates Liability (2024/25):	£10,354.25



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EPC: The property has an Energy Performance Certificate of Band D (93).

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

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.

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



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18/02/2025

