

56 BRIDGE STREET, SWINDON, WILTSHIRE, SN1 1BL



**INVESTMENT FOR
SALE**

1,131 sq ft (105.09 m²)

- *Pedestrianised street*
- *Long lease term*
- *Rental income of £19,000 p.a.*
- *9% gross yield*



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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. Swindon's rail station is within a short walk from the property.

DESCRIPTION: The property comprises a ground floor shop with a modern aluminium framed shop front. The shop is currently fitted out as a an adult gaming centre with customer area, counter & customer toilet. There is also a store room positioned towards the side of the shop and staff room and WC to the rear. The upper floor has been converted to residential & sold off on a long leasehold.

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

Ground floor: Adult Gaming Centre	1,075 sq ft
Store	27 sq ft
WC	<u>29 sq ft</u>
Total:	1,131 sq ft (105.09m ²)

TENURE: Freehold interest is available to purchase, subject to a 15 year full repairing & insuring lease from 21/11/2024 to Harries-Jones Gaming Ltd, trading as Gold Slots, at a current rent of £19,000 per annum, increasing to £20,000 p.a. on 22/11/2026 & with rent reviews and tenant break options in years 5 and 10.

PRICE: Offers in excess of £220,000, plus vat are invited.

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.

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

Description:	Betting Shop & Premises
Rateable Value (2026):	£13,750
Uniform Business Rate (2026/27):	£0.382
Full Rates Liability (2026/27):	£5,252.50

NB: Further information on business rates is available from Swindon Borough Council on 01793 463000.

EPC: The current Energy Performance Certificate for this property is Band C (69).

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.

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**.



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.

12/05/2026



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