

Premises at Manchester Road, Swindon, SN1 1TU

Potential Convenience Store



Kilpatrick & Co
Commercial Property Consultants

www.kilpatrick-cpc.co.uk

Regulated by RICS



01793 643101

E: post@kilpatrick-cpc.co.uk

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LOCATION: The property is located on the junction of Manchester Road and Aylesbury Street in central Swindon, opposite the former bus station.

DESCRIPTION: 176 Manchester Road comprises a 2 storey brick building with a large display window to Manchester Road at ground floor level. Internally, the accommodation comprises hair salon, with reception, kitchen, stores and WC. The first floor comprises 5 offices with store, toilets and timber terrace. 177 Manchester Road is attached to 176 & comprises a single storey workshop under a pitched roof, with two large storage rooms and an office with frontage to Manchester Road.

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

176/176A	Ground floor:	Shop/Kitchen/Stores	1,344 sq ft
	First floor:	Offices/Store/WC	<u>1,318 sq ft</u>
		Subtotal:	2,622 sq ft
	Outside open fronted stores	Approx	400 sq ft
177	Ground floor:	Workshop/Stores	<u>1,460 sq ft</u>
		Total:	4,482 sq ft (416.4 m ²)

The property has shared use of adjoining yard, accessed off Aylesbury Street for deliveries & parking. There is potential for 177 to be amalgamated with 176 to create a larger retail premises with extensive display to Manchester Road.

USE: The property is available for retail, office, leisure, health & fitness or any use within Class E.

AVAILABILITY: The property is available to let on a new FRI lease, subject to vacant possession.

RENT: Rent on application from the sole agents.

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 website indicates that the property is assessed as follows:-

Description:	Offices & Premises
Rateable Value (2026):	£22,000
Uniform Business Rate (2026/27):	£0.432
Full Rates Liability (2026/27):	£9,504.00

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

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

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**

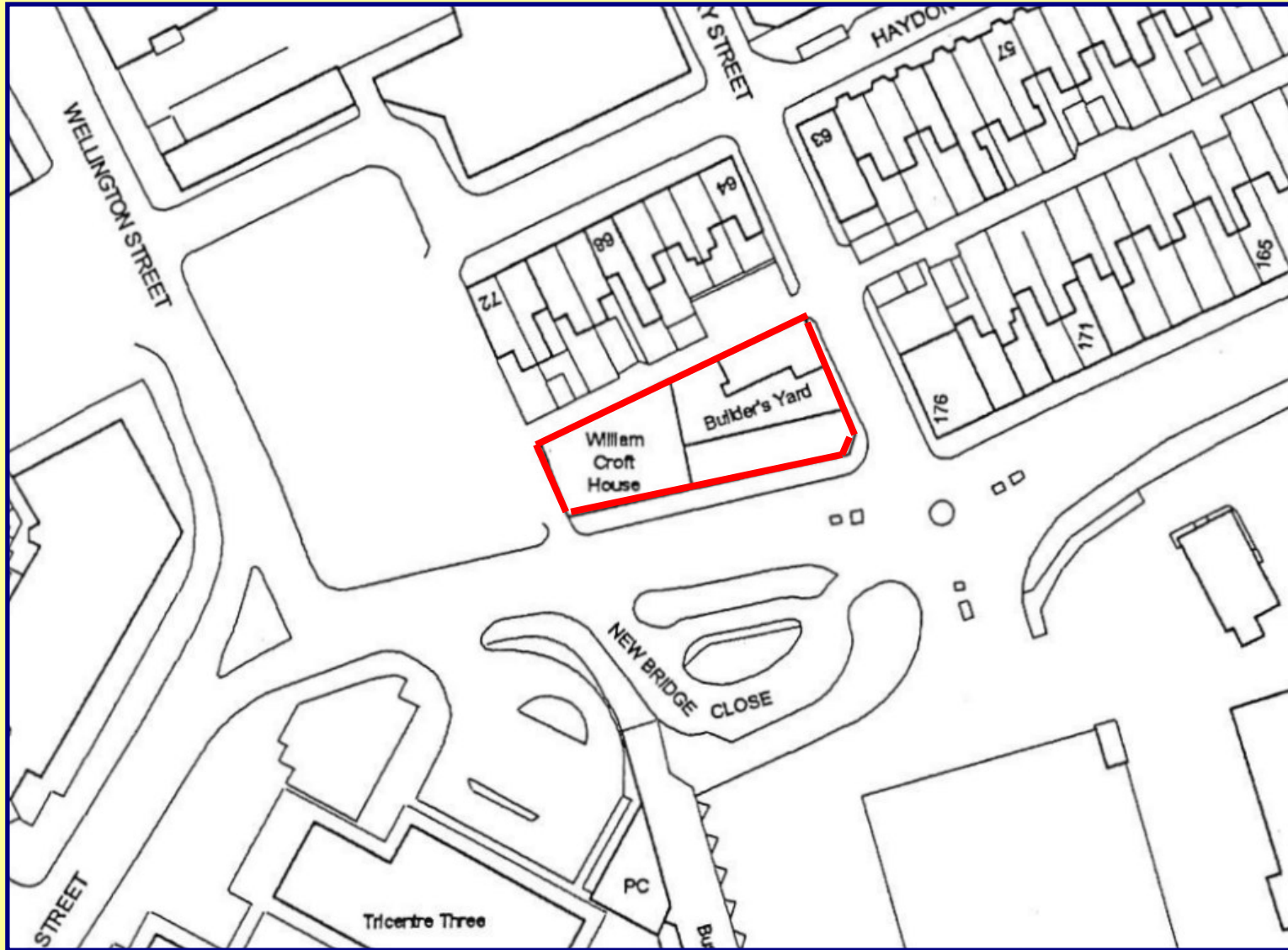


Code for Leasing Business Premises

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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17/04/2026

