



Chartered Surveyors &
Commercial Property Consultants

GROUND FLOOR RETAIL / OFFICE

FOR SALE

**WESTCOTT HOUSE, 47-49 COMMERCIAL ROAD,
SWINDON, WILTSHIRE, SN1 5NX**

GROUND FLOOR 2,106 SQ FT (195.65 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on Commercial Road, Swindon. Commercial Road is a busy street within Swindon Town Centre.

The street has a mixed use of commercial property and residential apartments. The commercial space is occupied by a mix of users to include offices, retail, takeaway and restaurant.

DESCRIPTION

The property comprises the ground floor retail / office space and the freehold of 14 residential apartments (sold off).

The building is a 4 storey brick built structure converted in approx 2007.

The ground floor comprises open plan space with double entrance doors, carpets to the floors, suspended ceilings, cat 2 and LED lighting and air conditioning.

To the rear the ground floor has the benefit of 2 parking spaces.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor Total	195.65	2,106

TENANCY DETAILS

The Ground floor is let to Whitehead-Ross Education & Consulting Limited on a lease which expires 21st May 2026. The rent payable is £23,500 per annum exclusive. The property can be occupied by the new owner in May 2026.

The individual residential units on the upper floors are sold off on long leases. The ground floor purchase includes the freehold of the whole building with the right to seek service charge and managements fees from the leaseholders.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of B and a score of 47.

PROPOSAL

Offers are sought for the freehold in the region of £250,000 (Two Hundred & Fifty Thousand Pounds). VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

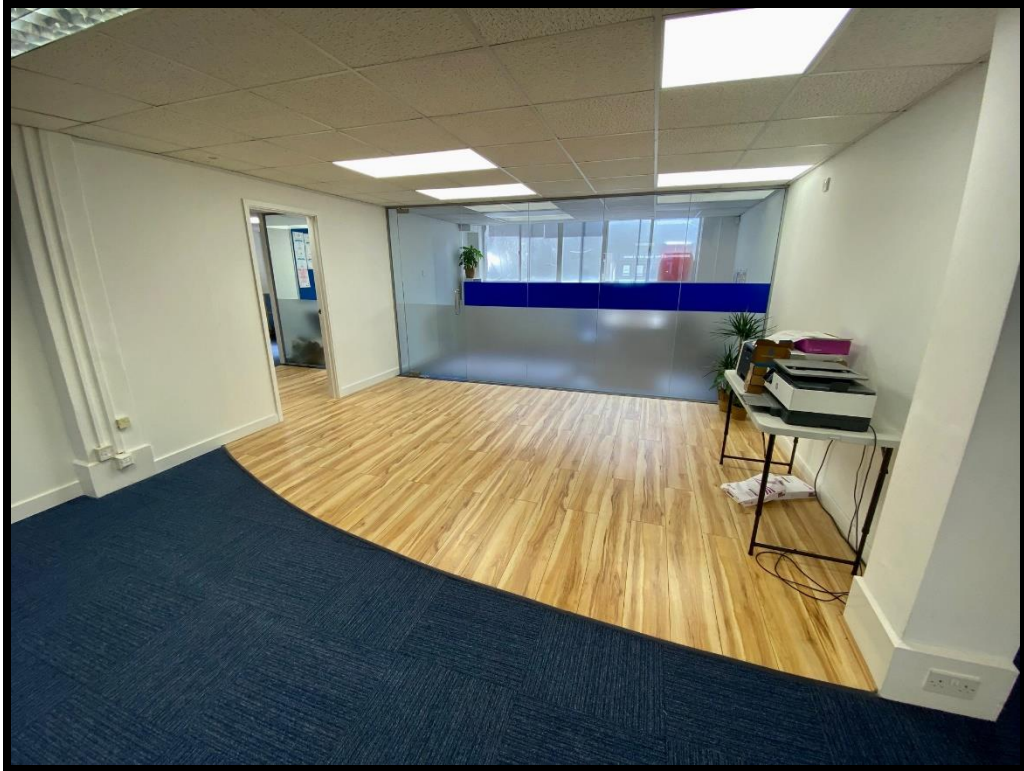
VIEWING

Contact Mr Shane Prater
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July 2025

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Ground Floor Plan

