

Swindon - 1 Sanford Street, Wiltshire SN1 1HE

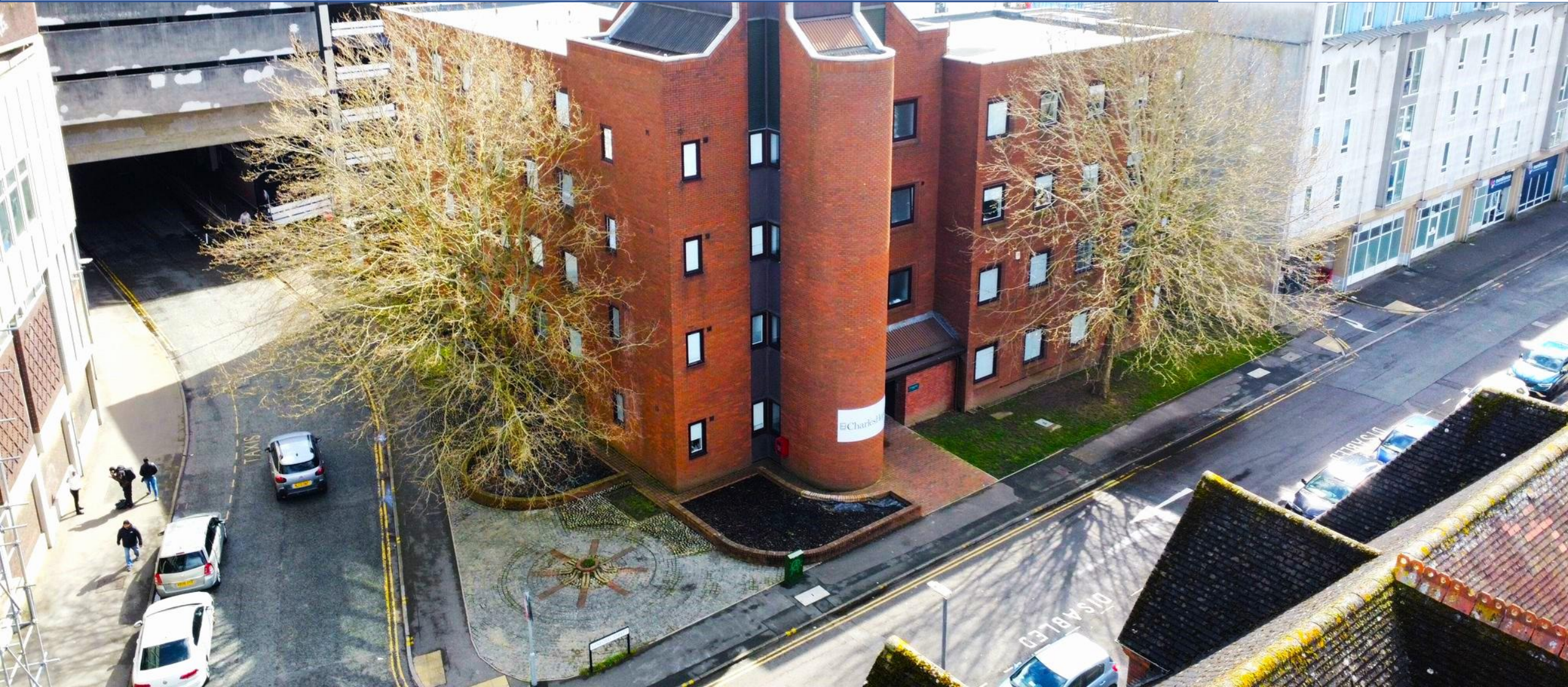
Freehold Unbroken Residential Block of 28 Flats Investment

Future development potential. Planning previously granted for extension to create 2 additional floors containing 12 flats



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Swindon - 1 Sanford Street, Wiltshire SN1 1HE

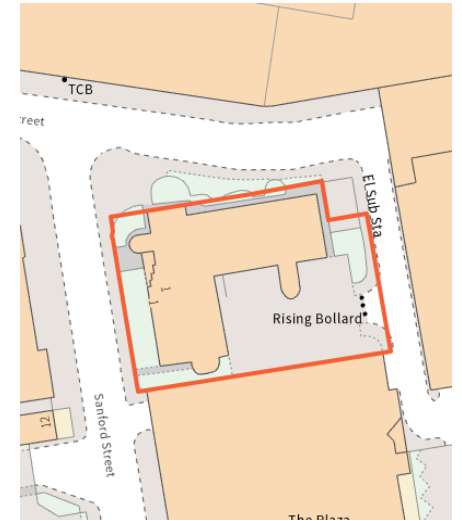
## Freehold Unbroken Residential Block of 28 Flats Investment

Future Development Potential. Planning previously granted for extension to create 2 additional floors containing 12 flats



### Investment Consideration:

- Purchase Price: £6,000,000
- Gross Initial Yield: 6.00%
- Rental Income: £360,130 p.a.
- VAT is NOT applicable to this property
- Comprises residential block of 28 flats (12 x 1-Bed & 16 x 2-Bed)
- Currently operated as a serviced apartments by Charles Hope
- Planning previously granted in 2017 (now lapsed) for erection of a roof extension to create 2 additional floors containing 12 flats
- Prominent central location within short walk from Swindon Train Station and retail occupiers nearby including Tesco Express, Greggs, Costa Coffee, H&M and Superdrug, amongst others
- Swindon train station offers 80+ direct departures daily to London Paddington, with a travel time of approximately 1 hour.



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### Tenancies & Accommodation:

Property	Size	Bedrooms	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 1	58.9 sq m (634 sq ft)	2	Charles Hope Holdings Ltd	6 Years from 25 March 2022	£360,130	Note 1: IRI Note 2: Tenant currently pays rent of £353,035 p.a. Note 3: Fixed increase to £356,565 p.a. on 04.04.25 Note 4: Fixed increase to £360,130 p.a. on 04.04.26 Note 5: Fixed increase to £363,731 p.a. on 04.04.27 Note 6: Vendor will top-up rent, so the buyer receives the equivalent to 2026 fixed increase of £360,130 p.a. from sale completion Note 7: Tenant option to determine on 25.04.25 with min 6 months notice
Flat 2	76.2 sq m (820 sq ft)	2				
Flat 3	45.6 sq m (491 sq ft)	1				
Flat 4	43.1 sq m (464 sq ft)	1				
Flat 5	46.2 sq m (497 sq ft)	2				
Flat 6	42.8 sq m (461 sq ft)	1				
Flat 7	62.5 sq m (673 sq ft)	2				
Flat 8	63.2 sq m (680 sq ft)	2				
Flat 9	76.2 sq m (820 sq ft)	2				
Flat 10	44.4 sq m (478 sq ft)	1				
Flat 11	43.1 sq m (464 sq ft)	1				
Flat 12	46.2 sq m (497 sq ft)	2				
Flat 13	42.8 sq m (461 sq ft)	1				
Flat 14	62.5 sq m (673 sq ft)	2				
Flat 15	63.2 sq m (680 sq ft)	2				



Tenancies & Accommodation:

Property	Size	Bedrooms	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 16	76.2 sq m (820 sq ft)	2	Charles Hope Holdings Ltd	6 Years from 25 March 2022	£360,130	Note 1: IRI Note 2: Tenant currently pays rent of £353,035 p.a. Note 3: Fixed increase to £356,565 p.a. on 04.04.25 Note 4: Fixed increase to £360,130 p.a. on 04.04.26 Note 5: Fixed increase to £363,731 p.a. on 04.04.27 Note 6: Vendor will top-up rent, so the buyer receives the equivalent to 2026 fixed increase of £360,130 p.a. from sale completion Note 7: Tenant option to determine on 25.04.25 with min 6 months notice
Flat 17	44.4 sq m (478 sq ft)	1				
Flat 18	43.1 sq m (464 sq ft)	1				
Flat 19	46.2 sq m (497 sq ft)	2				
Flat 20	42.8 sq m (461 sq ft)	1				
Flat 21	62.5 sq m (673 sq ft)	2				
Flat 22	63.2 sq m (680 sq ft)	2				
Flat 23	76.2 sq m (820 sq ft)	2				
Flat 24	44.4 sq m (478 sq ft)	1				
Flat 25	43.1 sq m (464 sq ft)	1				
Flat 26	46.2 sq m (497 sq ft)	2				
Flat 27	42.8 sq m (461 sq ft)	1				
Flat 28	62.5 sq m (673 sq ft)	2				
<b>Total</b>						



### Property Description:

Comprises residential block of 28 self-contained apartments (12 x 1-Bed and 16 x 2-Bed), currently operated as a serviced apartments, providing the following accommodation and dimensions:

#### Ground Floor:

**Flat 1** - 58.9 sq m (634 sq ft)

2 bedrooms, kitchen/living room, bathroom

**Flat 2** - 76.2 sq m (820 sq ft)

2 bedrooms, kitchen/living room, bathroom

**Flat 3** - 45.6 sq m (491 sq ft)

1 bedroom, kitchen/living room, bathroom

**Flat 4** - 43.1 sq m (464 sq ft)

1 bedroom, kitchen/living room, bathroom

**Flat 5** - 46.2 sq m (497 sq ft)

2 bedrooms, kitchen/living room, bathroom

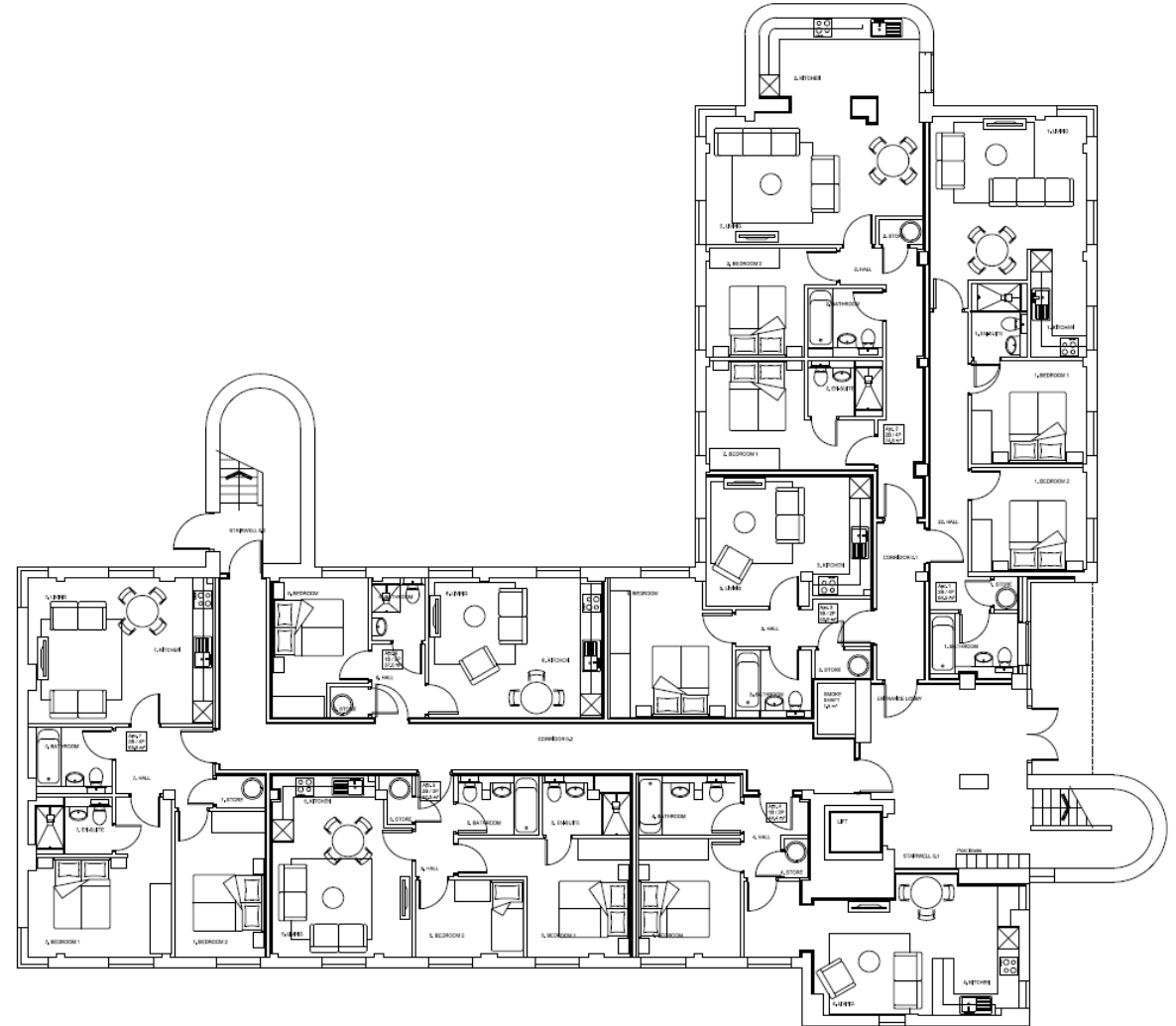
**Flat 6** - 42.8 sq m (461 sq ft)

1 bedroom, kitchen/living room, bathroom

**Flat 7** - 62.5 sq m (673 sq ft)

2 bedrooms, kitchen/living room, bathroom

**Total GIA: 375.3 sq m (4,040 sq ft)**



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### First Floor:

**Flat 8** - 63.2 sq m (680 sq ft)

2 bedrooms, kitchen/living room, bathroom

**Flat 9** - 76.2 sq m (820 sq ft)

2 bedrooms, kitchen/living room, bathroom

**Flat 10** - 44.4 sq m (478 sq ft)

1 bedroom, kitchen/living room, bathroom

**Flat 11** - 43.1 sq m (464 sq ft)

1 bedroom, kitchen/living room, bathroom

**Flat 12** - 46.2 sq m (497 sq ft)

2 bedrooms, kitchen/living room, bathroom

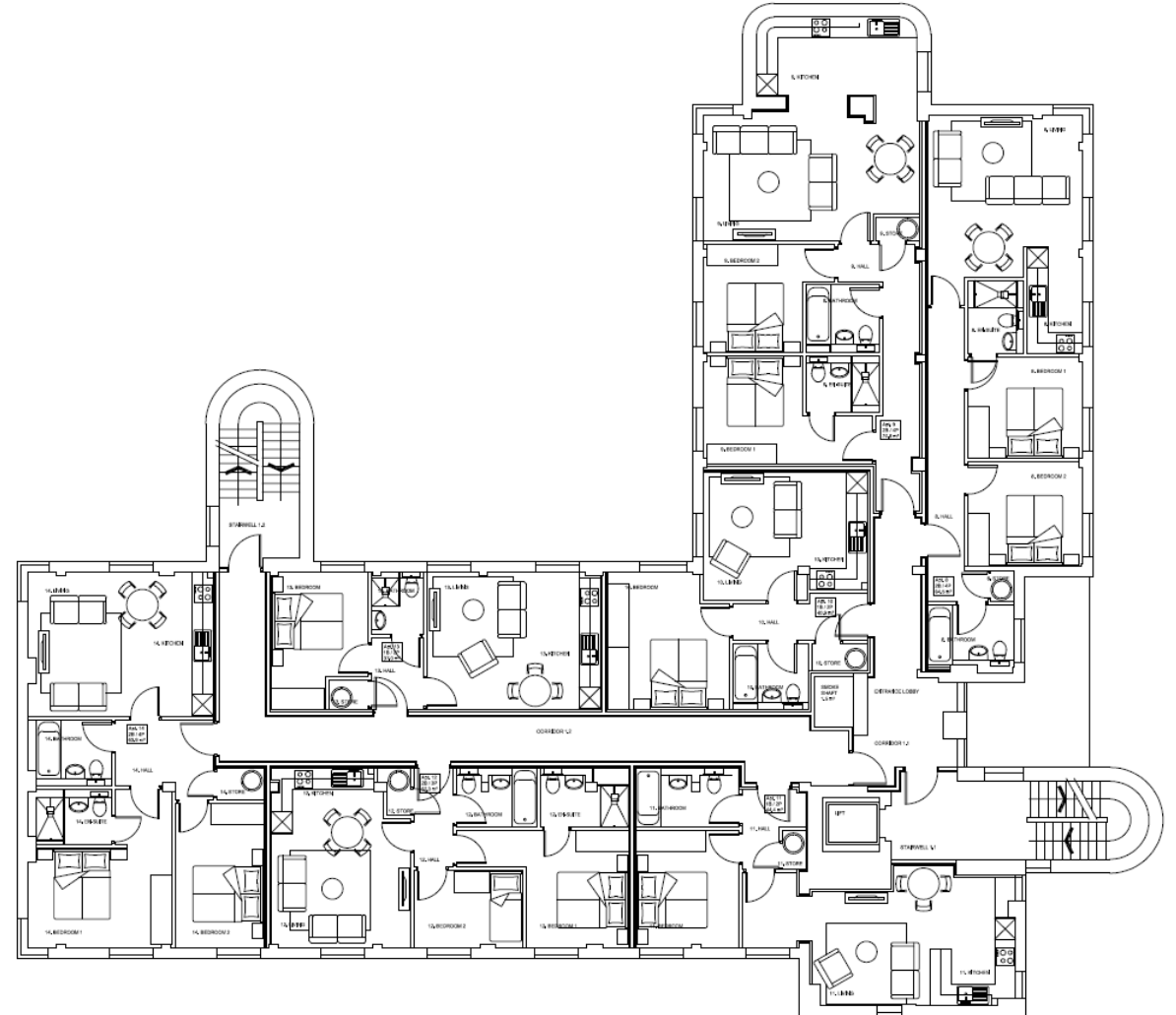
**Flat 13** - 42.8 sq m (461 sq ft)

1 bedroom, kitchen/living room, bathroom

**Flat 14** - 62.5 sq m (673 sq ft)

2 bedrooms, kitchen/living room, bathroom

**Total GIA: 378.4 sq m (4,073 sq ft)**





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### Second Floor:

**Flat 15** - 63.2 sq m (680 sq ft)

2 bedrooms, kitchen/living room, bathroom

**Flat 16** - 76.2 sq m (820 sq ft)

2 bedrooms, kitchen/living room, bathroom

**Flat 17** - 44.4 sq m (478 sq ft)

1 bedroom, kitchen/living room, bathroom

**Flat 18** - 43.1 sq m (464 sq ft)

1 bedroom, kitchen/living room, bathroom

**Flat 19** - 46.2 sq m (497 sq ft)

2 bedrooms, kitchen/living room, bathroom

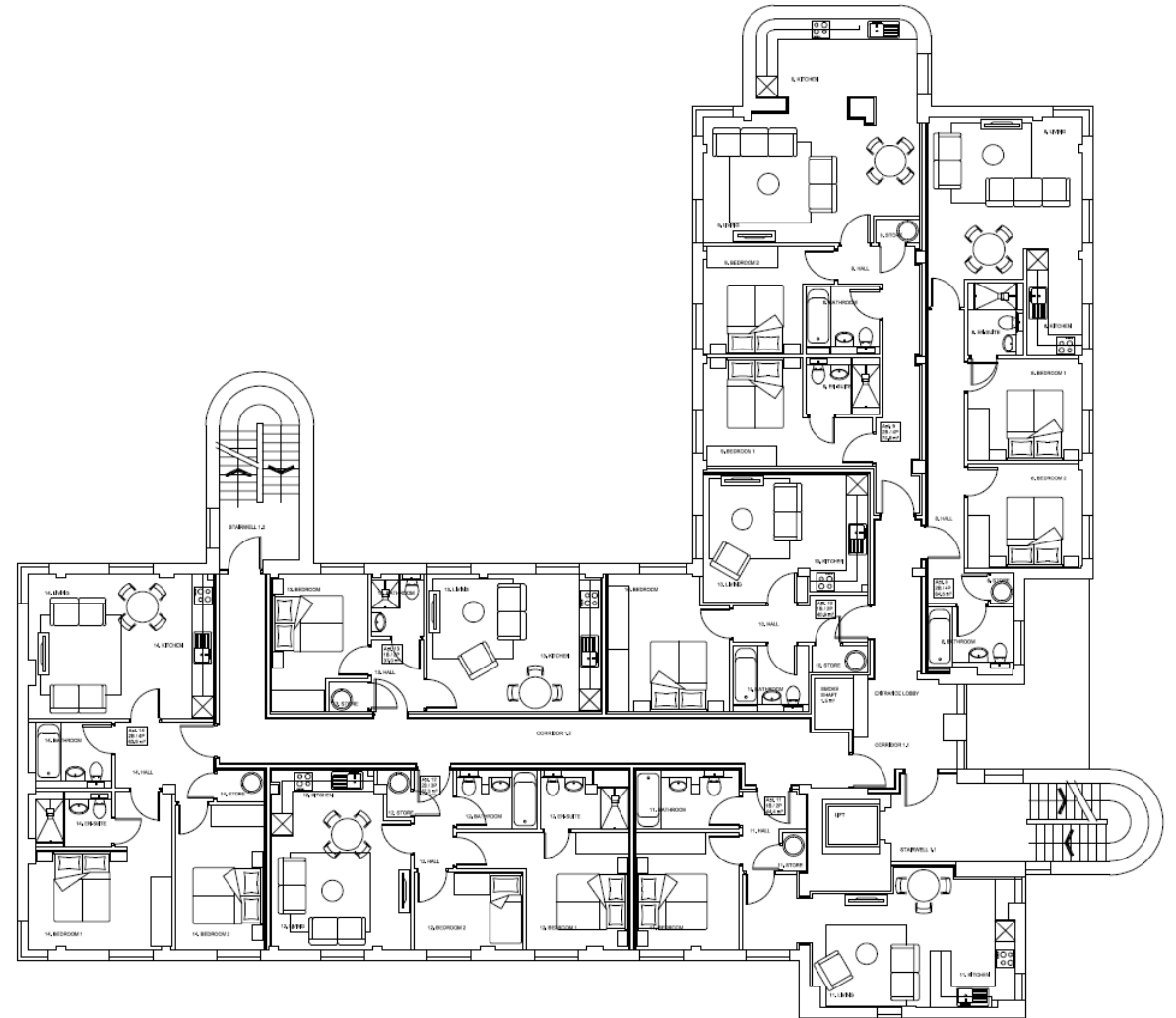
**Flat 20** - 42.8 sq m (461 sq ft)

1 bedroom, kitchen/living room, bathroom

**Flat 21** - 62.5 sq m (673 sq ft)

2 bedrooms, kitchen/living room, bathroom

**Total GIA: 378.4 sq m (4,073 sq ft)**



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### Third Floor:

**Flat 22** - 63.2 sq m (680 sq ft)

2 bedrooms, kitchen/living room, bathroom

**Flat 23** - 76.2 sq m (820 sq ft)

2 bedrooms, kitchen/living room, bathroom

**Flat 24** - 44.4 sq m (478 sq ft)

1 bedroom, kitchen/living room, bathroom

**Flat 25** - 43.1 sq m (464 sq ft)

1 bedroom, kitchen/living room, bathroom

**Flat 26** - 46.2 sq m (497 sq ft)

2 bedrooms, kitchen/living room, bathroom

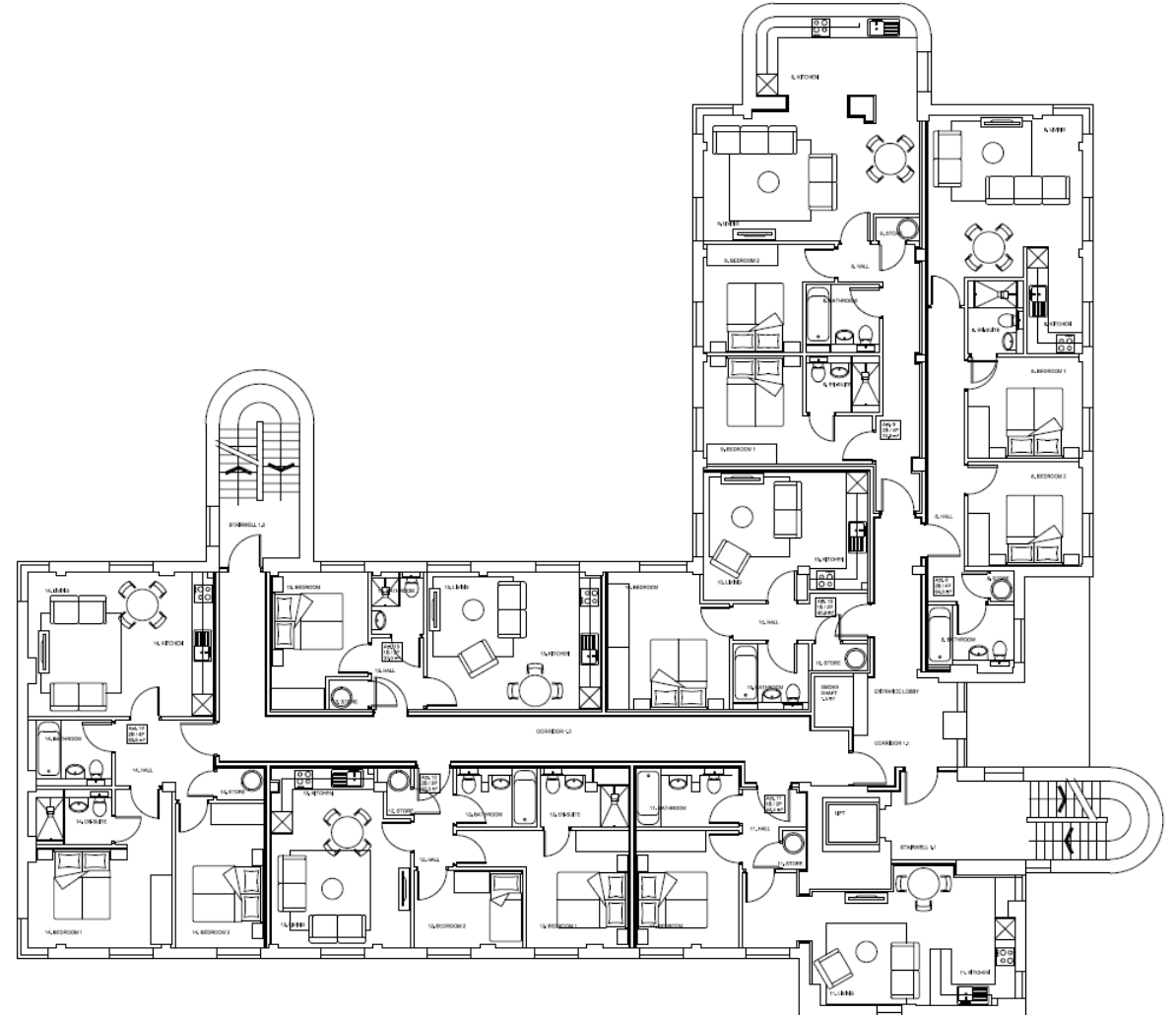
**Flat 27** - 42.8 sq m (461 sq ft)

1 bedroom, kitchen/living room, bathroom

**Flat 28** - 62.5 sq m (673 sq ft)

2 bedrooms, kitchen/living room, bathroom

**Total GIA: 378.4 sq m (4,073 sq ft)**



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### Development Potential:

Planning previously granted in 2017 (now lapsed) for erection of a roof extension to create 2 additional floors containing 12 flats.

#### Fourth Floor: 310.7 sq m (3,344 sq ft)

Flat 29 (1-bed) - 51.2 sq m (551 sq ft)

Flat 30 (2-bed) - 58.1 sq m (625 sq ft)

Flat 31 (1-bed) - 39.8 sq m (428 sq ft)

Flat 32 (1-bed) - 36.2 sq m (390 sq ft)

Flat 33 (2-bed) - 59.1 sq m (636 sq ft)

Flat 34 (2-bed) - 66.3 sq m (714 sq ft)

#### Fifth Floor: 317.4 sq m (3,406 sq ft)

Flat 35 (1-bed) - 47.7 sq m (513 sq ft)

Flat 36 (2-bed) - 60.3 sq m (639 sq ft)

Flat 37 (1-bed) - 39.8 sq m (428 sq ft)

Flat 38 (1-bed) - 44.2 sq m (476 sq ft)

Flat 39 (2-bed) - 59.1 sq m (636 sq ft)

Flat 40 (2-bed) - 66.3 sq m (714 sq ft)

*For more information, please refer planning application*

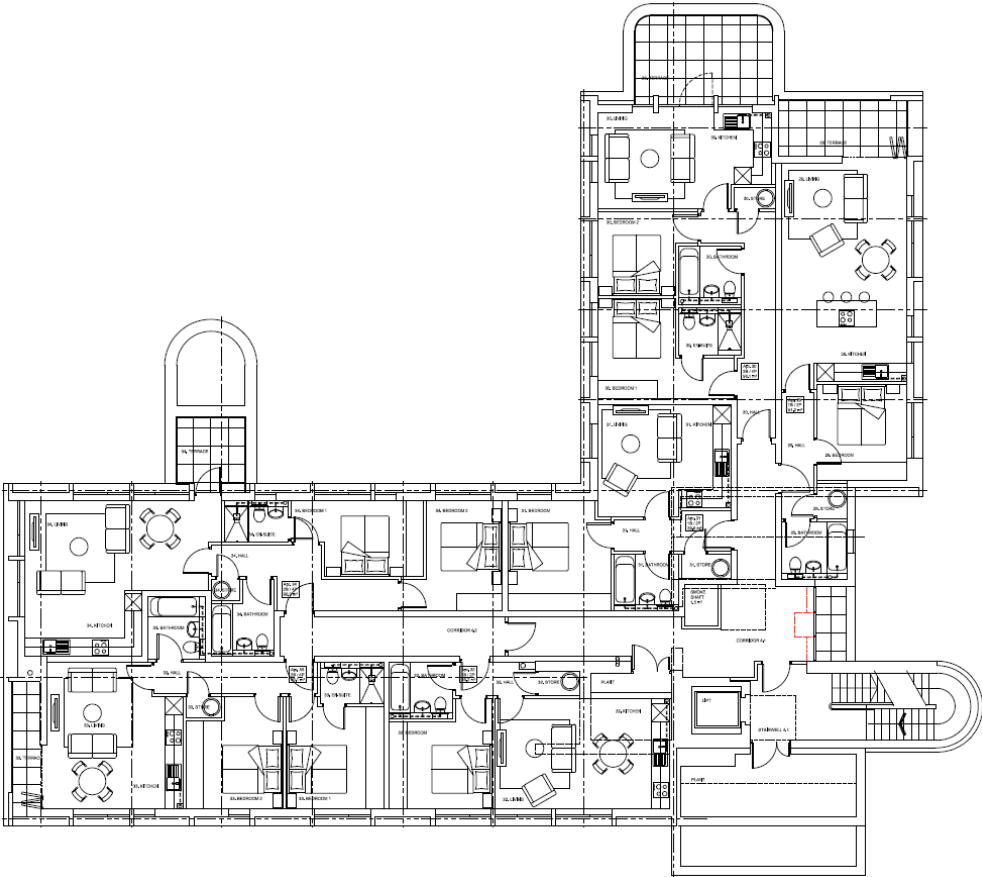
*S/17/1109 on Swindon Planning Portal: [www.swindon.gov.uk](http://www.swindon.gov.uk)*



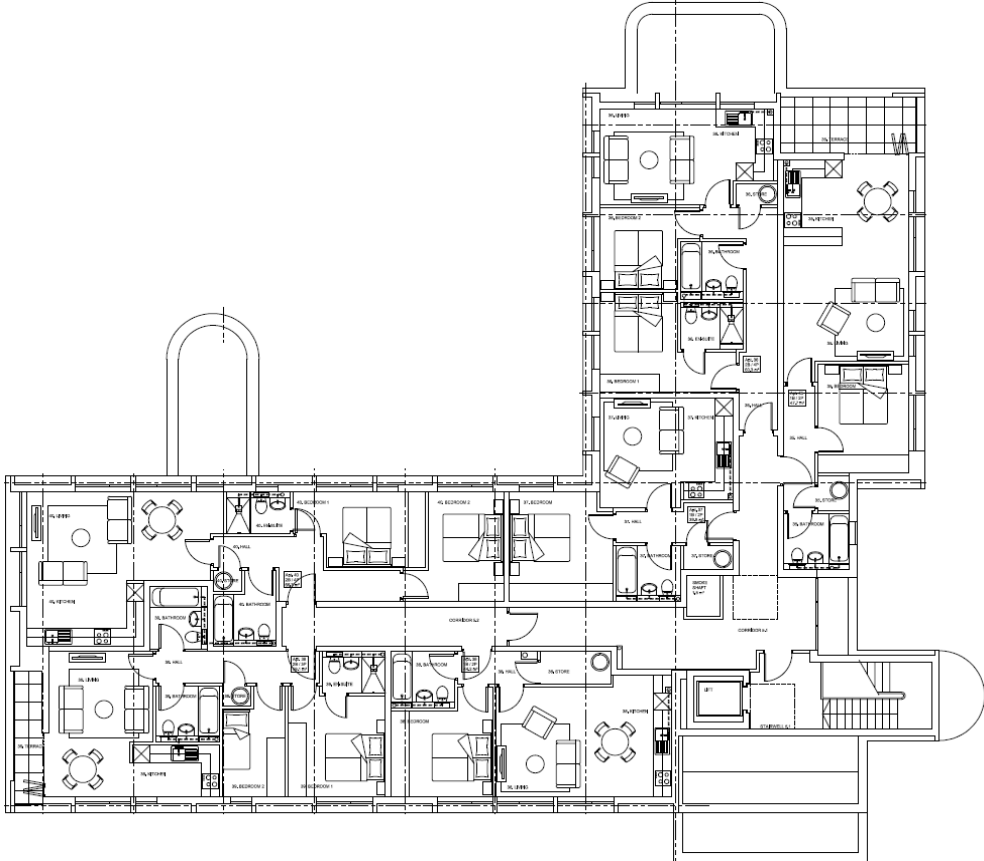
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Previously Approved Fourth Floor



Previously Approved Fifth Floor

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### Tenancy:

The entire property is at present let to Charles Hope Holdings Ltd\* for a term of 6 years from 25<sup>th</sup> March 2022 at a current rent of £360,130\*\* p.a. and the lease contains internal repairing and insuring covenants. Tenant option to determine on 25.04.25 with min 6 months notice.

Tenant currently pays rent of £353,035 p.a.

Fixed increase to £356,565 p.a. on 04.04.25

Fixed increase to £360,130 p.a. on 04.04.26

Fixed increase to £363,731 p.a. on 04.04.27

\*Charles Hope is one of the fastest growing Serviced Accommodation providers in UK, with locations including Canary Wharf, Heathrow South, Uxbridge, Key Bridge, Manchester, Birmingham, Reading, Southampton, Leicester, Aberdeen and many more. The group reported annual revenue of £7m in 2020, £9m in 2021 and £13m in 2022. Source: [www.charleshope.co.uk](http://www.charleshope.co.uk)

\*\*Vendor will top-up rent, so the buyer receives the equivalent to 2026 fixed increase from successful completion.



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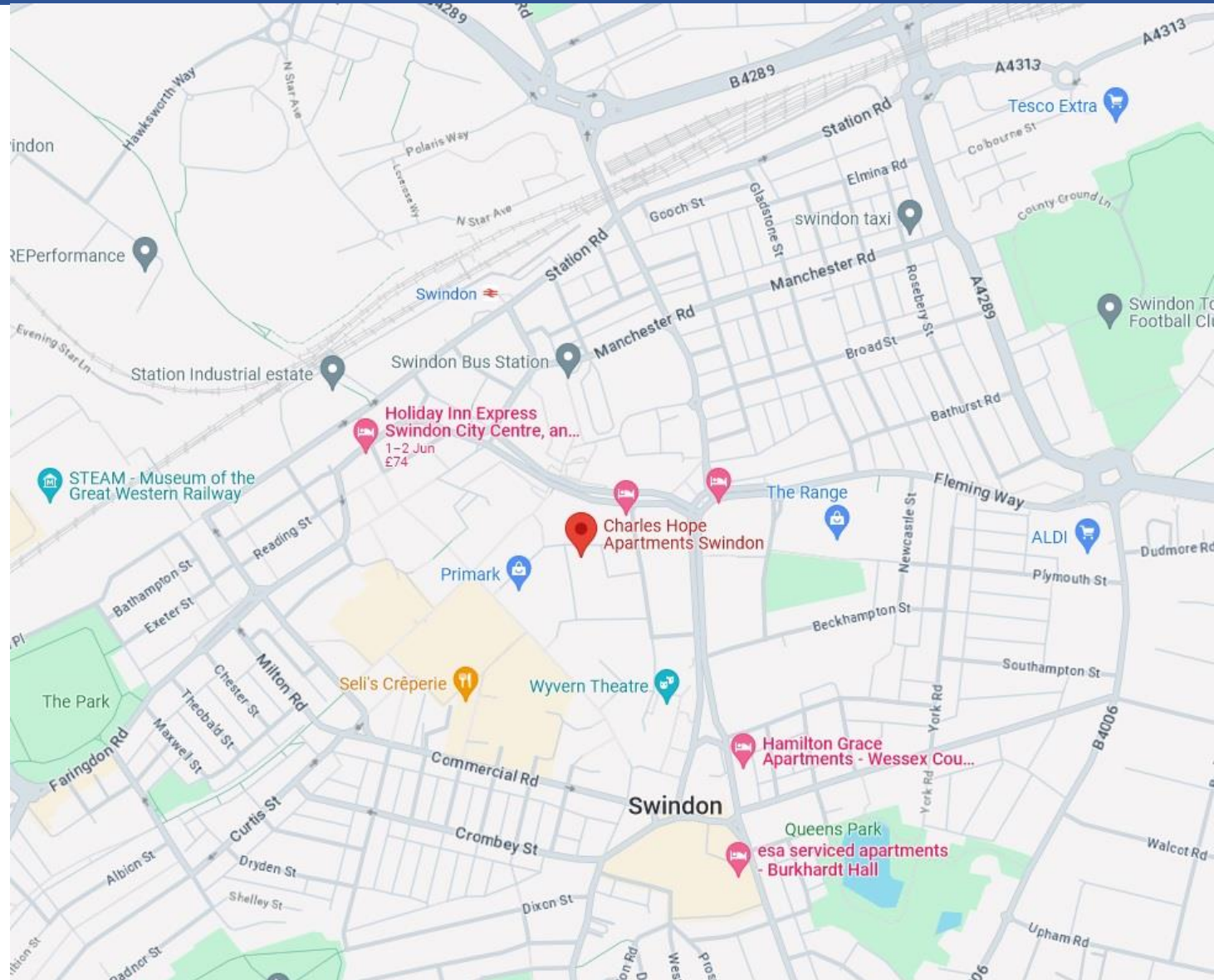
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### Location:

Swindon lies on the M4 corridor, 71 miles (114km) to the west of London and 36 miles (57 km) to the east of Bristol. The Cotswolds lie just to the town's north and the North Wessex Downs to its south. The property is situated on a prominent central location within short walk from Swindon Train Station and retail occupiers nearby including Tesco Express, Greggs, Costa Coffee, H&M and Superdrug, amongst others. Swindon train station offers 80+ direct departures daily to London Paddington, with a travel time of approximately 1 hour.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

PROPERTY CONSULTANTS

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