

High Street, Highworth Swindon SN6 7AG



welcome to

High Street, Highworth Swindon

** Virtual Tour**

A grade 2 listed four storey mixed use investment property,

Two commercial units and Three Flats (2 bed,1 bed & Studio),













Accomodation

Accommodation

Ground Floor Front (Tandoori take away) -

counter/retail room, prep/service room, kitchen, Rear storeroom, Wc.

Basement (Restaurant/bar): restaurant dining room, storeroom, bar &

Kitchen, preparation area with stairs to ground floor with rear entrance

hallway, 2 x separate Wc's - outside courtyard & table seating area.

Ground Floor Rear Flat 1 – entrance hallway with stairs to first floor, bedroom one, bedroom two.

Accommodation (continued)

First floor: Landing, bathroom, kitchen, living room. External staircase to First floor with communal door to communal lobby.

Flat two – entrance lobby, studio room, bathroom Flat three – entrance hallway with stairs to second floor, shower room, separate Wc, kitchen, living room, bedroom.

Tenancy Details

Kebria Takeaway - 20 years from and including 30 November 2019 at £11,500 per annum.

Basement Wine Bar - 20 years from and including 1 July 2024 at £12,000 per annum.

Flat 1 - 6 months form and including 1 July 2024 at £10,200 per annum.

Flat 2 - 6 months form from 20th September 2020 at £5,700 per annum.

Flat 3 - 6 months from 20 November 2023 at £8,100 per annum

Agents Note

Agents Note VAT is applicable to this Lot

EPC

Kebria Takeaway: D, Basement Wine Bar: TBC, Flat 1: TBC, Flat 2: TBC, Flat 3: TBC

Council Tax Band Flat 1 - A, Flat 2 - A, Flat 3 - A

Agents Note

Basement was granted change of use to one bedroom Flat on 12th April 2024 by Swindon borough council under planning ref: S/22/1781.

Viewing Agent
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High Street, Highworth Swindon

- Virtual Tour
- A grade 2 listed four storey mixed use investment property,
- Two commercial units and Three Flats (2 bed,1 bed & Studio),
- Self-contained & currently Let at £47,500 pa
- FREEHOLD

Tenure: Freehold EPC Rating: A Council Tax Band: Deleted

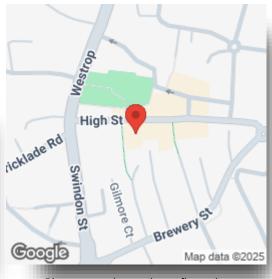
guide price

£425.000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT106184



Property Ref: HWT106184 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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