



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),



Accommodation

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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 from and including 1 July 2024 at £10,200 per annum.

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

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

Agents Note

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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

Fox & Sons Auctioneers

32-34 London Road, Southampton, Hampshire, SO15

2AG

E auctions.southampton@fox-and-sons.co.uk T 023

8033 8066



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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

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Property Ref:
HWT106184 - 0005

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allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



allenandharris.co.uk