



95 High Street, Swindon, Wiltshire.

DIRECTIONS

Please use the postcode SN6 6DF or call the office at any time for detailed directions from your location.

SUMMARY

Positioned in the heart of this bustling High Street and retaining lots of original features, this Grade II listed building with Class E commercial use benefits from lapsed permission to create a substantial three bedroom home with garden, whilst still retaining a commercial shop/office space to the front. This would make an ideal investment opportunity for someone who is looking to combine a family home with customer facing commercial space, all under one roof.

PROPERTY

The property was refurbished in approximately 2007 and has been used on a commercial basis since. It comprises a welcoming reception, three separate office areas, wc, server room and storage on the ground floor, whilst the first floor offers a further office and meeting room, wc, break room and kitchen. The refurbishment at this time was sympathetic to the building and so has retained many of the period features. It currently has Class E use which covers shops, financial and professional, restaurants and cafes, non-residential institutions and assembly and leisure amongst other things.

Planning permission was granted in 2021 to create a Class E retail unit at the front of the ground floor, with a separate residential three bed house (Class C). Although this planning permission has lapsed, it allows a purchaser to see what may be permitted by the planners if required.

GARDENS

The property fronts the High Street with free street parking available. The good sized rear garden is enclosed by a mixture of fencing and Cotswold stone and red brick walls. There are areas of decking and patio as well as a substantial grass area.

LOCATION

The property is located in a central part of the High Street of this ever popular town and is close to the many amenities it has to offer. Cricklade is a desirable Saxon Town with a wide range of facilities and easy access to the local road and rail network.

VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

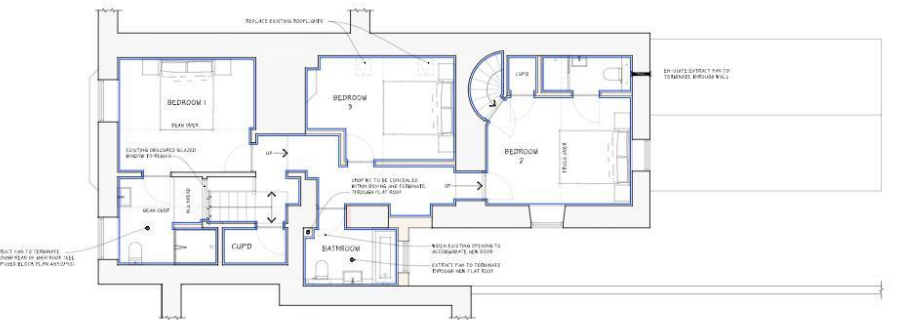
MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

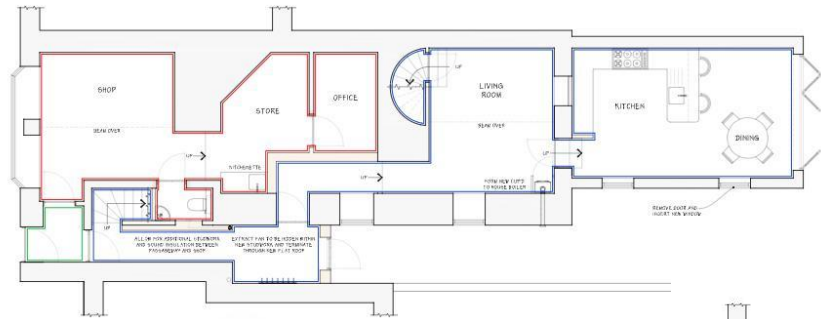




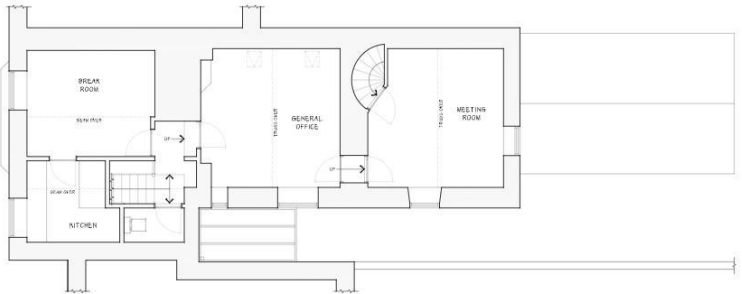
PROPOSED FIRST FLOOR PLAN
- ALL DIMENSIONS TBC ONSITE

KEY:

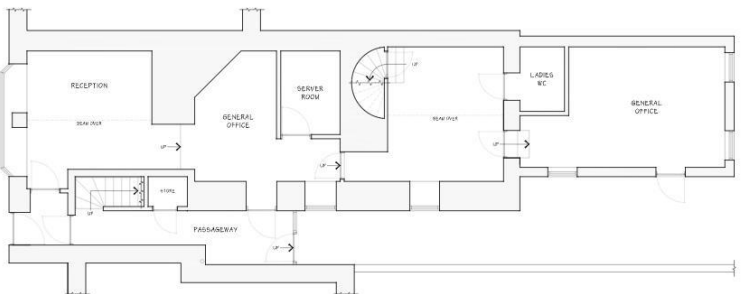
(Red line)	= SHOP EXTENTS
(Blue line)	= FLAT EXTENTS
(Green line)	= SHARED ENTRANCE HALL



PROPOSED GROUND FLOOR PLAN
- ALL DIMENSIONS TBC ONSITE



EXISTING FIRST FLOOR PLAN
- ALL DIMENSIONS TBC ONSITE



EXISTING GROUND FLOOR PLAN
- ALL DIMENSIONS TBC ONSITE



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