



📍 35 Faringdon Road, Swindon, Wiltshire, SN1 5AR

🔗 Auction Guide £270,000

- For Sale by Online Auction
- Thursday 2nd April 2026
- Lot 19
- Guide Price £270,000+

🏠 Freehold

📊 EPC Rating C



LOT 19  
FOR SALE BY ONLINE AUCTION  
THURSDAY 2nd APRIL 2026  
GUIDE PRICE £270,000+

Mixed use investment comprising retail shop with 2 flats over close to the town centre. Fully let and producing £31,500 per annum.

On the ground floor, the shop has an internal floor area of about 80m<sup>2</sup> and has been let to Giggles since 2011, currently at a rent of £10,500pa. They are on a rolling 3 month notice contract.

The 2 flats over are both let on AST's with rental incomes of £10,800 and £10,200 per annum. Flat 1 comprises lounge, kitchen, bedroom with study off and bathroom and Flat 2 comprises lounge/kitchen, bedroom and bathroom. There are 3 parking spaces at the rear.

what3words///moon.actors.trail

For further information please go to our auction site.

#### Situation

Swindon has a wide range of amenities, mainline railway station and is within easy access of the M4 motorway and A419. Swindon is a large expanding town with a wide variety of shops, bars, restaurants, schools and leisure facilities.

#### Viewings

To arrange a viewing, contact: Auction Office

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

#### Agents Note

Agents Note: Under Section 21 of the Estate Agents Act we hereby give notice that the current vendor of this property is an employee of Strakers.

#### Online Auction

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

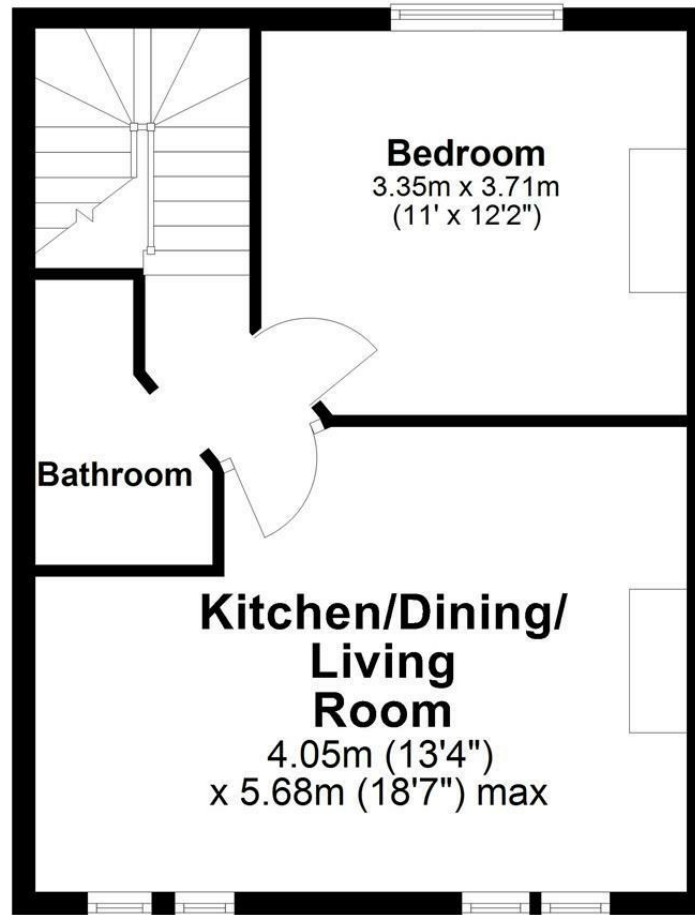
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.



## Flat 2 Floorplan

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 42.6 sq. metres (458.2 sq. feet)

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