






# MAGGS & ALLEN

## 32-34 BRIDGE STREET

SWINDON, SN1 1BP

**Guide Price: £250,000+**

- 17 December 2026 LIVE ONLINE AUCTION
- Fire-damaged commercial building
- Planning permission granted
- Six-storey mixed-use building
- Commercial unit and 23 apartments
- GDV £4,740,000 | Rental income £330,000PA

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Auction & Commercial
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**0117 973 4940**

www.maggsandallen.co.uk







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# 32-34 BRIDGE STREET, SWINDON, SN1 1BP

## Guide Price: £250,000+

### FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 17 December 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWINGS
External viewings only. Internal viewings are not possible due to the fire damage.

### SUMMARY
DEVELOPMENT OPPORTUNITY | PLANNING PERMISSION FOR DEMOLITION AND ERECTION OF A 6-STOREY BUILDING | COMMERCIAL UNIT AND 23 APARTMENTS

### DESCRIPTION
An exciting development opportunity comprising a substantial fire-damaged commercial building occupying a prominent position in the heart of Swindon town centre. The property benefits from outline planning permission for an impressive six-storey mixed-use development, incorporating a ground-floor commercial unit and 23 residential apartments.

The proposed scheme offers significant potential for developers and investors, with an anticipated Gross Development Value (GDV) of approximately £4,740,000 and an estimated annual rental income in the region of £330,000.

A rare opportunity to acquire a centrally located development site and create a landmark mixed-use building in the heart of Swindon.

### LOCATION
Situated in the heart of Swindon town centre, 32–34 Bridge Street benefits from a highly accessible central location, within walking distance of the town's principal shopping, leisure and commercial amenities. Swindon railway station is approximately 0.3 miles away, with convenient connections to London and the wider regional transport network. The surrounding area offers a mix of established commercial uses, residential developments and local amenities, making it an attractive location for town-centre living.

### PLANNING PERMISSION
Local Authority: Swindon Borough Council
Application Number: S/OUT/24/1135/AMMY
Date Granted: 31st March 2025
Application: Outline Planning Permission for the demolition of the existing building and erection of a 6 storey, mixed use building containing ground floor commercial use and 23 no. self-contained residential units from 1st to 5th floor.

### PROPOSED SCHEDULE OF ACCOMMODATION
Proposed GIA (Gross Internal Area)

Commercial Space: 254.81m²
Unit 01: 1-Bed | 50.05 m²
Unit 02: 2-Bed | 70.35 m²
Unit 03: 1-Bed | 67.81 m²
Unit 04: 2-Bed | 63.59 m²
Unit 05: 1-Bed | 50.61 m²
Unit 06: 1-Bed | 50.19 m²
Unit 07: 2-Bed | 74.22 m²
Unit 08: 1-Bed | 61.09 m²
Unit 09: 2-Bed | 65.60 m²
Unit 10: 1-Bed | 50.85 m²
Unit 11: 1-Bed | 52.40 m²
Unit 12: 2-Bed | 73.84 m²
Unit 13: 1-Bed | 53.00 m²
Unit 14: 2-Bed | 65.78 m²
Unit 15: 1-Bed | 50.28 m²
Unit 16: 1-Bed | 50.91 m²
Unit 17: 2-Bed | 61.22 m²
Unit 18: 1-Bed | 53.00 m²
Unit 19: 1-Bed | 53.15 m²
Unit 20: 1-Bed | 50.62 m²
Unit 21: 3-Bed | 91.38 m²
Unit 22: 1-Bed | 52.05 m²
Unit 23: 2-Bed | 61.05 m²
Total Proposed GIA: 1,627.88 m²

### COMPLETION
Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

### ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: B

### TENURE
Please refer to the auction legal pack

### SITE PLAN & AERIAL IMAGES
The site plan and aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries. Please note, the aerial image of the property is provided by Google Maps and may have been taken prior to the fire damage.

### BUYER'S PREMIUM
Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

### *GUIDE PRICE
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

### RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### PROXY, TELEPHONE & ONLINE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our bidder registration form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a pre-authorised hold on funds for your bidding deposit must be received no later than 24 hours before the date of the auction.

### BIDDING DEPOSITS
Bidders will be required to use the online card facility to pay their Bidding Deposit. A pre-authorised hold on funds in the amount of £5,000 will be placed on your debit card until the auction date.

If you are the successful bidder, this amount will be debited from your card and the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within two working days of the auction sale. If you are unsuccessful at the auction, the hold on your card will be released the following day (please be aware that the time taken to release the hold on funds may vary depending on your card provider).

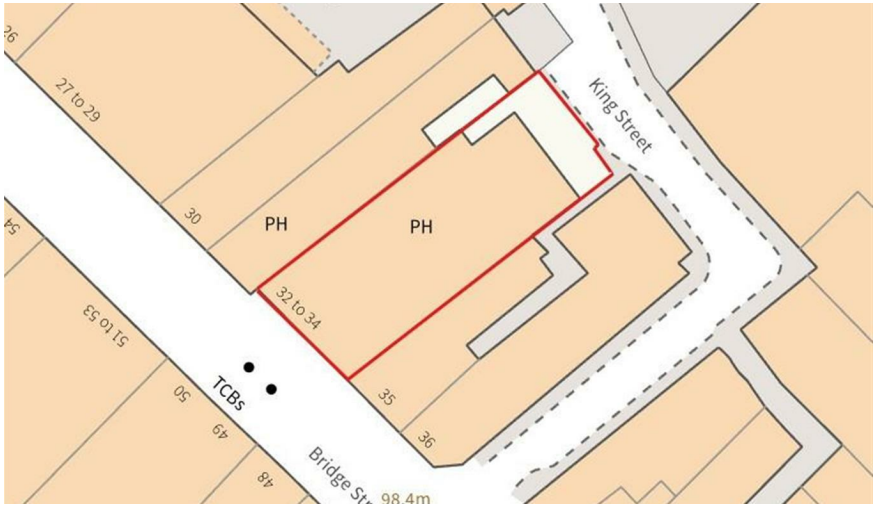
### GDV & RENTAL ESTIMATES
All GDV and rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

### AUCTION OR BRIDGING FINANCE REQUIRED?
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.







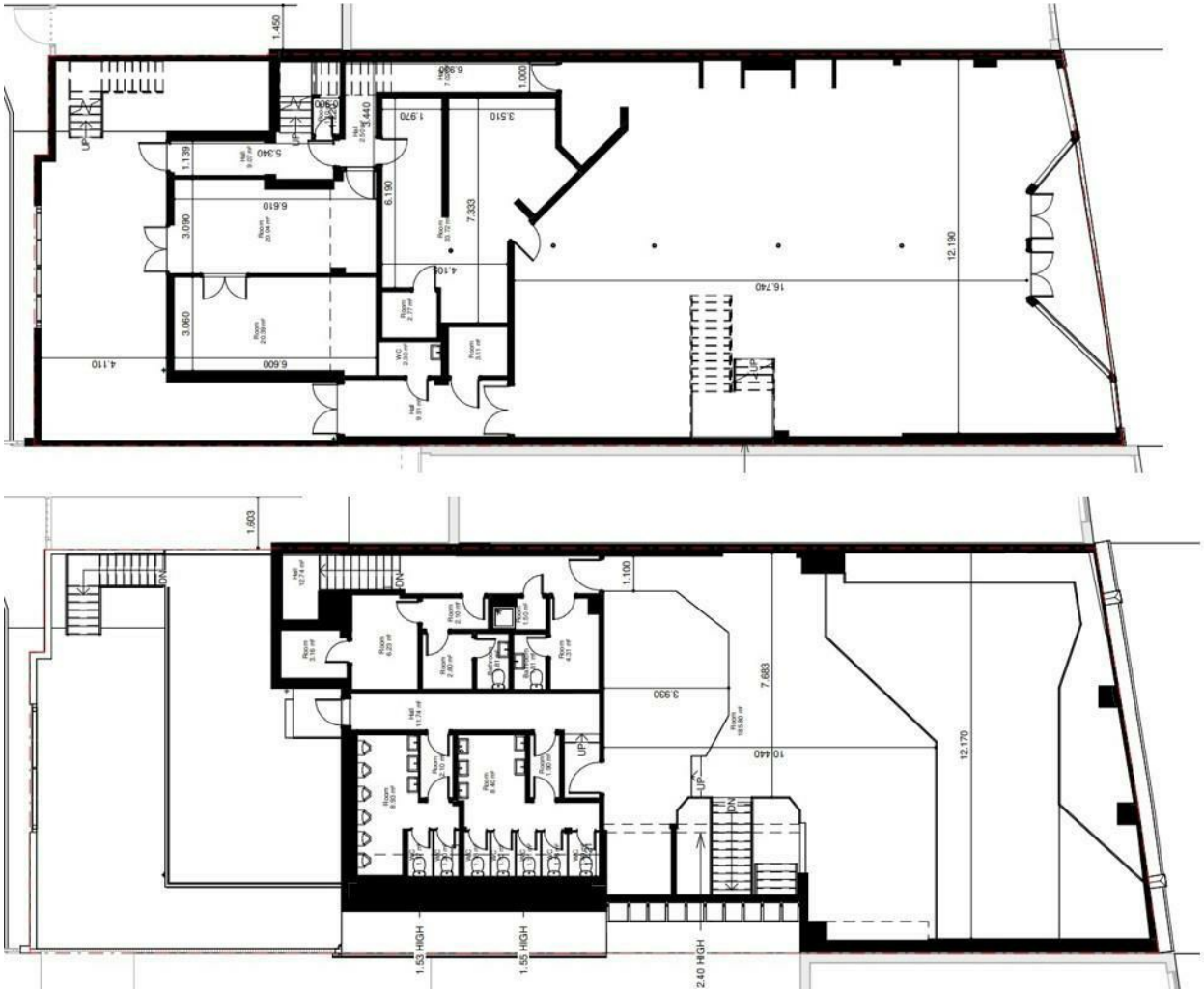









Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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