

LEISURE PARK

GROUND RENT OPPORTUNITY

SHAW RIDGE LEISURE PARK | WHITEHILL WAY | SWINDON | SN5 7DN

→ 13.7 ACRE LEISURE PARK GROUND RENT OPPORTUNITY

**Hartnell
TaylorCook**

SHAW RIDGE LEISURE PARK

WHITEHILL WAY
SWINDON | SN5 7DN



ASSET SUMMARY

- West Swindon's premier leisure destination, occupying a site extending to 13.7 acres.
- Let to Shaw Ridge Leisure Park Management Company Ltd until 22nd August 2114 (88 years unexpired).
- Occupational tenants include Cineworld Cinema, Village Hotel, Swindon Ten Pin Bowling, Pizza Hut and two bars/restaurants.
- Passing rent £124,000 per annum.
- The next rent review is 22nd August 2029. Rent reviewed 5 yearly to a percentage of rent paid for a hypothetical new office building, with a tenant taking a 25 year term.
- Unexpired lease of 88 years.
- Freehold.

SWINDON



Swindon is the principal commercial town of Wiltshire, situated in the heart of the M4 corridor, strategically located midway between Bristol and London.

Swindon has become an increasingly popular destination for both residents and businesses, benefitting from increased connectivity and travel times to London and relatively low residential prices.

The town benefits from excellent road, rail, and air links.



Swindon Railway Station is located on the Great Western Rail mainline between London and the South West and offers fast direct services to London Paddington and Bristol Temple Meads, with the fastest journey times being 48 minutes and 38 minutes, respectively.



Swindon is located at J15 and J16 of the M4, providing easy access London, the South West and Wales. J15 also provides a dual carriageway road link between Swindon and the West Midlands via the A419.



Heathrow Airport and Bristol Airport are conveniently accessible via the M4 within 64 miles and 52 miles, respectively, both providing scheduled flights throughout the UK, all major European countries and various international destinations.



Swindon has a population of 233,400 (2021) reflecting an 11% increase in 10 years, 5% ahead of the rest of the UK which stood at 6.6% over the same period.

Economic data within the 2024 Cities Outlook highlights Swindon's significant potential. It is amongst the highest productivity levels across the UK, decent weekly wages, good levels of affordable housing and related good levels of disposable income.

233,400

POPULATION

11%

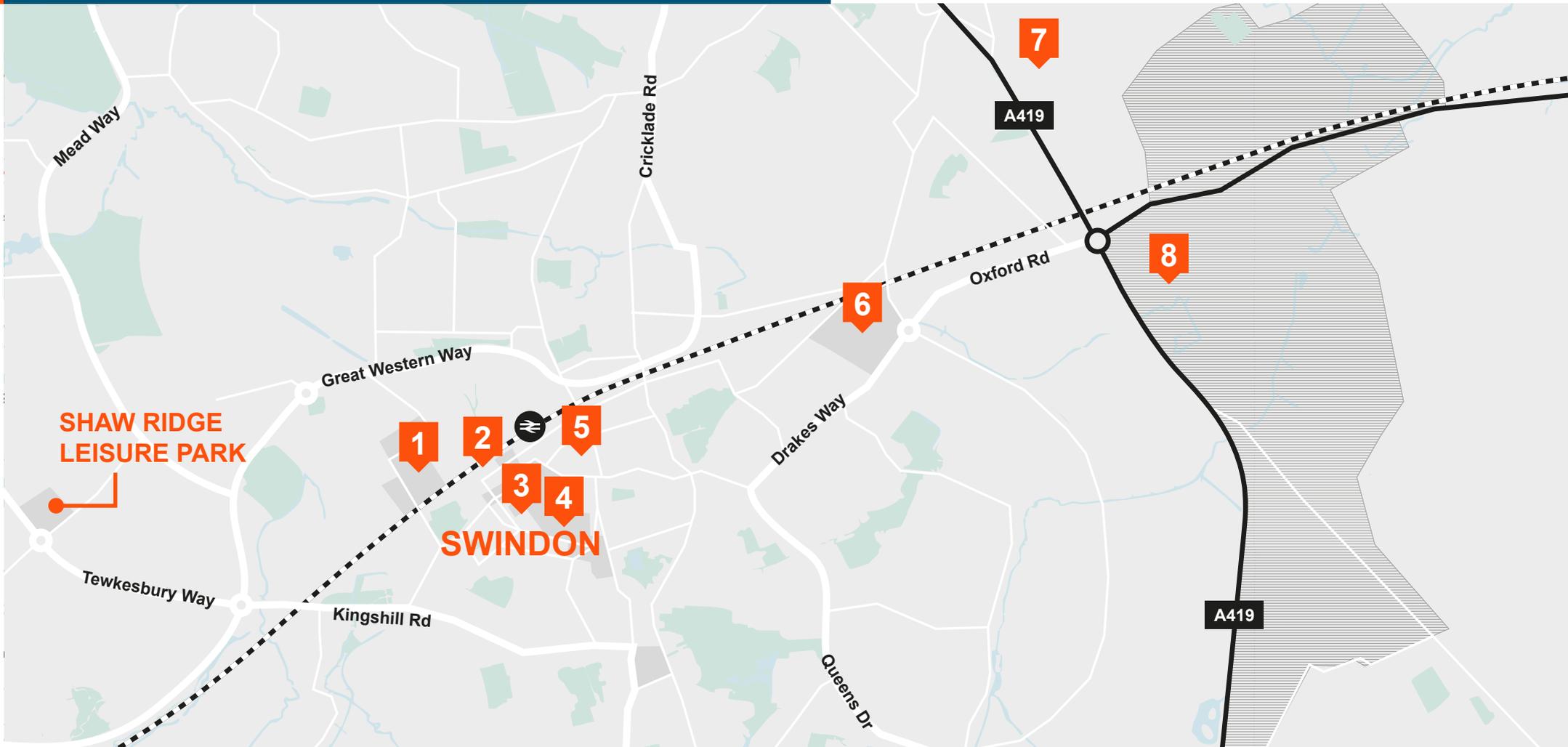
POPULATION INCREASE
IN 10 YEARS

5%

AHEAD OF THE REST
OF THE UK POPULATION



MAJOR OCCUPIERS



MAJOR SCHEMES / DEVELOPMENTS

- 1** Designer Outlet Swindon
- 2** The Carriage Works
- 3** Swindon Town Centre
- 4** Brunel Centre
- 5** Kimmerfields
- 6** Greenbridge Retail & Leisure Park
- 7** Panattoni Park
- 8** New Eastern Villages





HEART OF SWINDON

Swindon Borough Council has set out its vision for the future of Swindon in Heart of Swindon, a prospectus setting out the Council's mission to drive growth in the heart of Swindon, bringing residential, businesses and visitors into the town centre for leisure activities, and to work and live. Swindon is the UK's 7th most 'investable' town or city, and major projects planned/underway include:

CARRIAGEWORKS

Forms part of the Swindon Heritage Action Zone, set up to revitalise and promote the town's railway heritage. The Carriageworks is a new home for the digital and creative sector, providing a business environment for startups, scale ups and educational institutions.

BRUNEL CENTRE

Proposals include redevelopment of the existing Brunel Shopping Centre to include new flats, retail, bars, student accommodation, public spaces and work space.

KIMMERFIELDS

A 20 acre former industrial site, adjacent to Zurich's new offices, which is destined to be a mixed use scheme including offices, 250 new homes, a cultural quarter (1,200 seat theatre, media arts centre and art pavilion) public realm, and transport improvements.

NEW EASTERN VILLAGES

The New Eastern Villages is one of the largest greenfield developments in the Country. It will consist of 8,000 homes, new schools, employment spaces and community and leisure facilities, located to the east of the A419, spanning 724 hectares.



SWINDON KNOWLEDGE CENTRAL

100 acres of brownfield land next to the railway station will be redeveloped creating a high quality commercial district within the town centre, including a new multi storey car park, allowing the surface car parks on the south of the railway line to become available for development, including new homes, education, business and research uses.



PANATTONI PARK

Situated just to the north of J15 of the M4, Panattoni Park is a nationally significant industrial and logistical development offering 7.2 million sq ft. Phase 1 is already under construction, comprising 1.46 million sq ft, due for completion in Q1 2026.

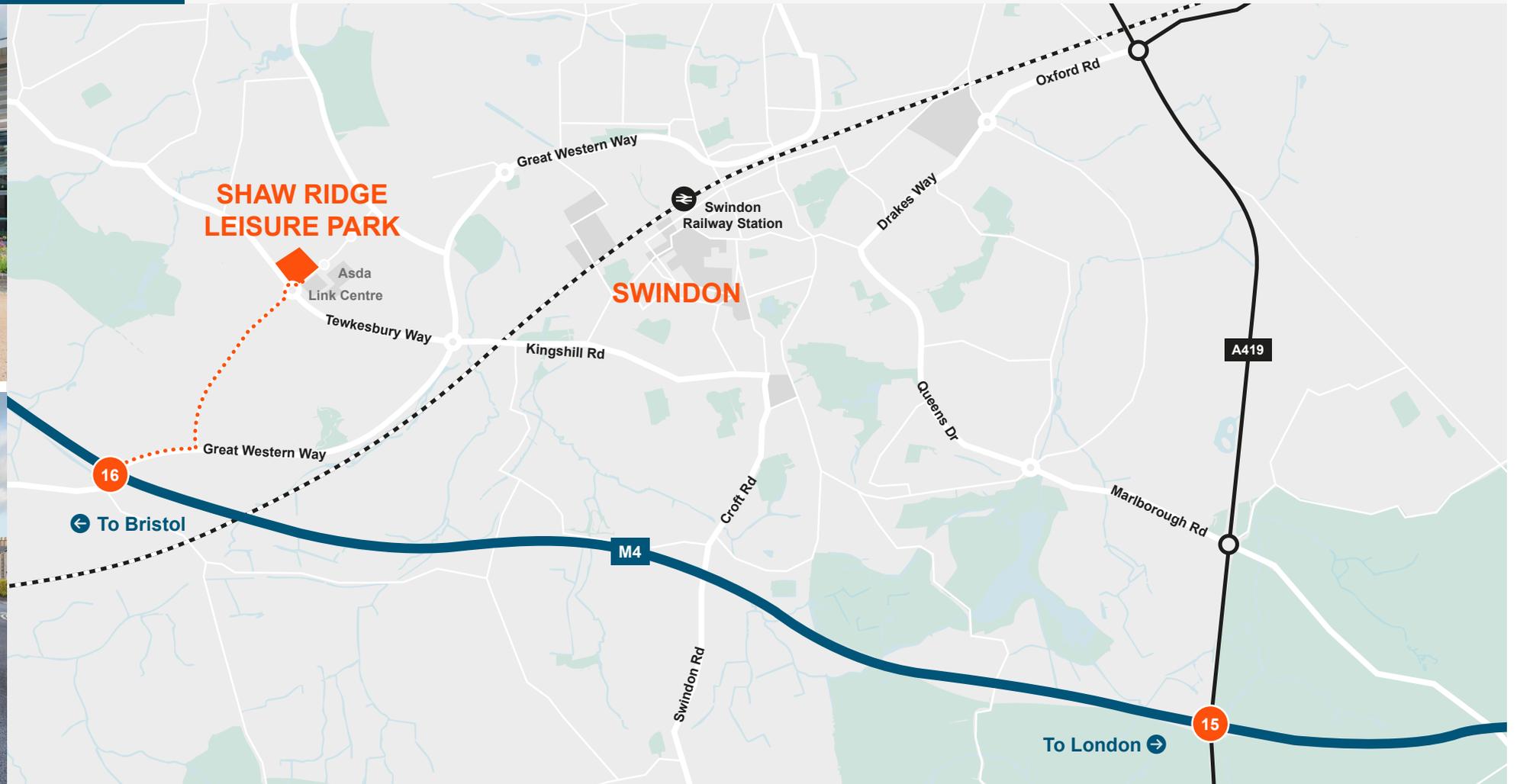
LOCATION



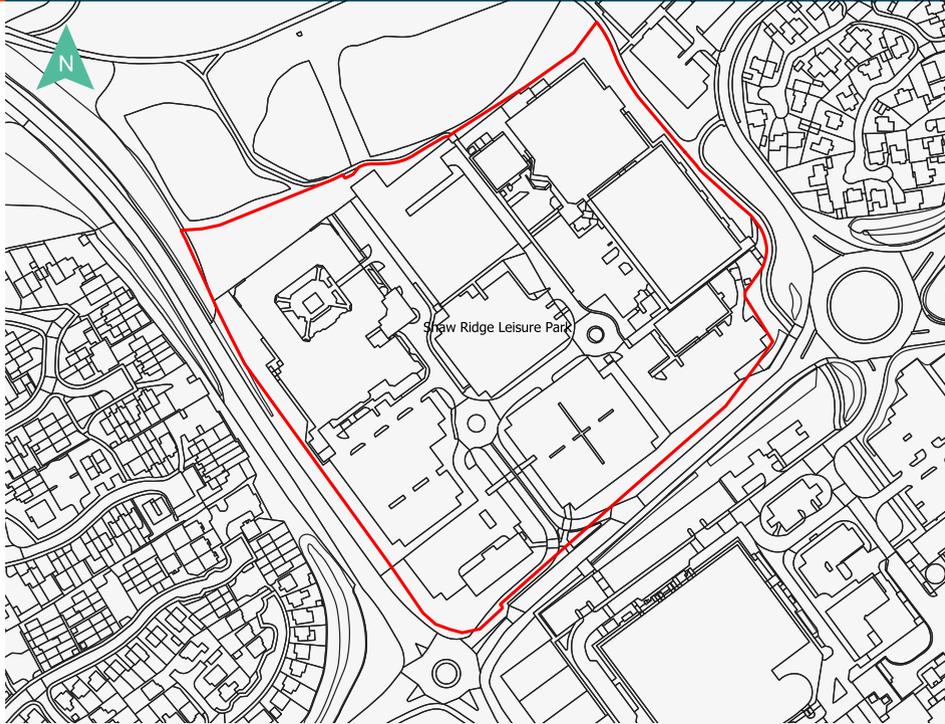
The scheme is situated approximately 2 miles west of Swindon town centre, at the junction of Whitehill Way with Tewkesbury Way. The property is accessed directly off Whitehill Way (A4534), which leads to Junction 16 of the M4, 1.5 miles to the south west.

SITUATION

The scheme sits immediately opposite the West Swindon District Centre comprising a 102,000 sq ft Asda Superstore, circa 60,000 sq ft of additional retail including McDonalds, Greggs, Costa and Betfred, Public House, offices, and also includes The Link Centre, comprising Ice Rink, Trampoline Park, Gym, Swimming Pool and outdoor 3G pitches. The surrounding areas comprise densely populated suburban residential housing.



DESCRIPTION



The property comprises a regular shaped site extending to 13.7 acres, upon which has been built a 100 bed Village Hotel, Pizza Hut (planning in for change of use to a McDonald's), a 6 screen Cineworld, Ten Pin Bowling Centre and two bar/restaurants, in addition to substantial car parking.



TENANCY

The entire property is let to Shaw Ridge Leisure Park Management Company Ltd on a 125 year lease from 22nd August 1989 at a passing rent of £124,000 per annum, paid yearly in advance.

There are 4 shareholders in Shaw Ridge Leisure Park Man Co Ltd, these effectively control, via long sub leases, The Village Hotel, Pizza Hut site, Raj Restaurant and the largest shareholder has a sub lease of the Ten Pin Bowling, Cineworld and Ridge Bar & Grill sites.

TENURE

Freehold.

RENT REVIEW

Rent reviews are 5 yearly. The next rent review is 22nd August 2029. Rent is assessed by a formula, based a percentage of rent paid for a notional new hypothetical office building extending to between 10,000 sq ft and 160,000 sq ft, with a tenant taking a 25 year lease.

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VAT

The property is elected for VAT. It is anticipated that the sale will be dealt with as a Transfer of a Going Concern.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, the purchaser will be required to satisfy the vendor on the source of funds used to acquire the property and satisfy all regulatory requirements.

PURCHASER CONTRIBUTION TOWARDS VENDOR'S COSTS

The purchaser will pay a non-negotiable sum equating to 1% plus VAT of sale price agreed, payable upon completion towards Swindon Borough Council costs incurred in the transaction.

PRICING

Offers are invited in excess of **£2,120,000 (Two Million, One Hundred and Twenty Thousand Pounds)**. Subject to contract. Any offer must be subject to contract and exclusive of VAT.

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