

**FOR SALE** - OFFICE / RETAIL

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# 14 Commercial Road

Swindon, SN1 5NF



## Key Highlights

- 1,293 sq ft
- Suitable for a variety of uses
- Potential to convert upper floors to residential, STP
- Central location
- Flexible terms
- Up to 4 car spaces (in tandem)

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loveday



### Description

The property comprises a terraced 3 storey building of traditional brick construction under a pitched tiled roof.

The ground floor has an open plan shop / office with offices and staff room to the rear.

On the first floor there are two further offices, male and female WC's and a kitchen / staff room.

The second floor features an attic office / store with dormer windows.

The property is centrally heated and benefits from parking for up to 4 cars (in tandem) to the rear.

### Location

Swindon is the largest commercial centre in Wiltshire. The town has excellent transport links with direct access to J15 & 16 of the M4 motorway, providing easy access to Bristol, Reading and London.

Commercial Road is a well established retail and financial services location, which is also home to a number of specialist local retailers situated on the edge of Swindon's primary shopping centre. The property occupies a prominent position, close to Swindon central Library and the newly developed Premier Inn.

### Accommodation

The accommodation has been measured on a net internal basis (NIA) and comprises the following areas:

Name	sq ft	sq m
Ground - Shop / Office / Kitchen	665	61.78
1st - Office / Kitchen	470	43.66
2nd - Office / Stores	158	14.68
<b>Total</b>	<b>1,293</b>	<b>120.12</b>

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## Price

Our client is seeking offers in excess of £250,000 plus VAT for the freehold interest with vacant possession.

## Business Rates

We understand from the VOA website that the property has a rateable value of £15,250 from 1st April 2026.

The Uniform Business Rate for the property is £0.382.

Further information on rates payable is available from the agents.

## EPC

Rating E - 125, expires July 2035.

## Legal Costs

Each party to bear their own legal costs incurred during the transaction.

## Viewing

By appointment with the joint sole agents Loveday Ref: Bradley Forbes or Kilpatrick & Co. Ref: Alex Hill on 01793 643101.

## what3words

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## Contact

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## IMPORTANT NOTICE

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