

# Merchants House

34 High Street, Royal Wootton Bassett, SN4 7AF



## Key Highlights

- 3,064 sq ft
- 7 Commercial units + 2 flats, fully let
- Current income £64,950 pa
- 3064 sq. ft + Car Park
- Freehold mixed-use investment
- 6 space car park (presently non income producing)
- £675,000 + VAT



### Description

Merchants House is a mixed use Freehold Grade 2 Listed retail parade, leading to Borough Fields shopping centre, comprising 7 no. commercial units and 2 no. flats.

The car park comprises a secure 6 space car park presently occupied by the Merchant's House commercial tenants on annual terminable Leases at nil rent.

### Location

Royal Wootton Bassett is located about 2 miles from junction 16 of the M4 Motorway and is only 5 miles from Swindon Town Centre, where the central railway station offers a direct rail link to London Paddington.

The property is in a popular and thriving market town with a population of c. 13,500. The High Street offers free public parking (2 hours).

### Accommodation

The accommodation comprises the following areas measured on a gross internal basis (GIA):

Name	sq ft	sq m
Ground - Unit 1	404	37.53
Ground - Unit 2	640	59.46
Ground - Unit 3	369	34.28
Ground - Unit 4	135	12.54
Ground - Unit 5	205	19.05
1st - Flat A	389	36.14
1st - Flat B	528	49.05
1st - Unit 6	221	20.53
1st - Unit 7	173	16.07
<b>Total</b>	<b>3,064</b>	<b>284.65</b>

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## Terms

The property is available to purchase freehold subject to, and with the benefit of, the existing tenants – see attached schedule.

## Price

£675,000 + VAT. AML checks will be undertaken.

## Legal Costs

Each party is to be responsible for their own legal and other costs incurred in the transaction.

## Viewing

Strictly by appointment with the sole agents, Loveday Ref : Philip Loveday, Tel : 07774 908467.

## what3words

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## Contact

### Philip Loveday

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## IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 22/04/2026



**MERCHANT HOUSE, 34 HIGH STREET, ROYAL WOOTTON BASSETT**

**SCHEDULE OF LEASES (as at 01.04.2026)**

UNIT	TENANT	LEASE	BREAK DATES	RENT REVIEW	LEASE END	RENT
1	A & B Carpets Ltd	5 years from 29.09.2024	29.09.2027*	29.09.2027	28.09.2029	£10,000 + VAT
2	Ms J Burke TA Bay Design	5 years from 14.05.2024	13.05.2027*	14.05.2027	13.05.2029	£11,250 + VAT
3	Ms L Fiore and Ms J Fiore	10 years from 25.08.2017			24.08.2027	£9,250 + VAT
4	Ms L Muir-Sage	5 years from 20.08.2025	19.08.2028*	19.08.2028	26.03.2030	£4,650 + VAT
5	Ms L Muir-Sage	5 years from 27.03.2025	27.03.2028*	27.03.2028	26.03.2030	£7,000 + VAT
6&7	Aspyr Ltd	5 years from 03.08.2025	02.08.2028*	03.08.2028	02.08.2030	£4,500 + VAT
Flat A		AST			£775 pcm	£9,300 pa
Flat B		AST			£750 pcm	£9,000 pa
					Total	£64,950 + VAT

\* Mutual break option