

135 Victoria Road

Swindon, SN1 3BU



Key Highlights

- 2,143 sq ft
- Suitable for alt. uses subject to planning
- Double garage providing additional storage / parking
- Prominent location
- 4 car spaces



Description

135 Victoria Road comprises an end terraced retail property with return frontage, arranged over 2 floors with additional basement area, which is accessed via the main retail area.

The building is of traditional construction under a pitched tiled roof and access to the ground floor is gained via a personnel door leading from King John Street.

There is a double garage to the rear of the property along with parking (in tandem) for 4 cars.

Location

The property is situated in a prominent position fronting Victoria Road within close proximity to the main shopping area of Old Town and also within a short walking distance of Swindon town centre .

Access to the property and associated parking is gained via Victoria Road and then King John Street.

Over recent years Old Town has seen several office buildings converted into high quality residential accommodation, along with an ongoing improvement in the retail offer, further improving the vibrancy of the area.

Accommodation

The accommodation is measured on a net internal basis (NIA) in accordance with the RICS Code of Measuring Practice and comprises the following areas:-

Name	sq ft	sq m
Ground - Retail	998	92.72
1st - Retail	974	90.49
Basement - Storage	171	15.89
Total	2,143	199.10

Terms

The property is available to purchase Freehold with Vacant Possession.

Our client is seeking unconditional offers in excess of £275,000. We are informed that VAT is not applicable to the sale price.

Business Rates

The property is assessed as "Shop & Premises" and has a Rateable Value of £12,750.

Business rates relief for occupiers may apply.

EPC

EPC Rating D - 100.

Money Laundering

Purchasers will be required to undertake AML checks prior to any offer being accepted.

Legal Costs

Each party is to be responsible for their own legal costs incurred during the transaction.

Viewings

Strictly by prior appointment with the sole agents, Loveday, Tel: 01793 423344, Ref: Bradley Forbes

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Contact

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