



CHARLES HARDING

ESTATE AGENTS • VALUERS • PROPERTY MANAGEMENT

Borough Fields Shopping Centre

Royal Wootton Bassett

SN4 7AX

Guide Price £260,000

# Canon Travel, 1 Borough Fields Shopping Centre, Royal Wootton Bassett, Swindon, Wiltshire, SN4 7AX

A modern, purpose-built freehold retail unit situated in a prime retail location in the centre of Royal Wootton Bassett.

The property offers flexible ground floor retail accommodation with a separate staircase to the rear leading to the first floor, which presents potential for conversion to residential use (subject to the necessary consents). The first floor is currently utilised as additional office space.

The accommodation comprises a double-fronted retail unit on the ground floor. The first floor includes a landing area, two rooms, a small kitchen, and a WC.

The unit is currently occupied by a travel agent, providing an income-producing investment opportunity.

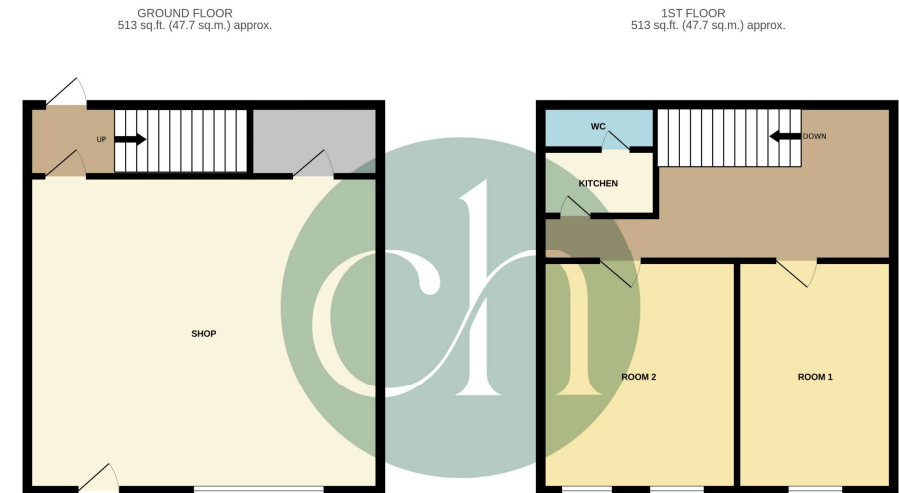
Modern Freehold Retail Unit – Prime Location in Royal Wootton Bassett

## **FRONT SHOP** 6.6 x 6.2

Suspended ceiling, hardwood flooring, additional store room, doorway leading to rear with staircase to first floor and staircase to external rear

## **FIRST FLOOR** 6.2 x 6.6

Landing area, two rooms to the front of the property with three windows, small kitchen and toilet



TOTAL FLOOR AREA: 1026 sq.ft. (95.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020.



## Charles Harding Estate Agents - Town Centre

8/9 Commercial Road  
Swindon  
Wiltshire  
SN1 5NF

T: 01793 430588

E: [michael@charles-harding.co.uk](mailto:michael@charles-harding.co.uk)

[www.charles-harding.co.uk](http://www.charles-harding.co.uk)



Charles Harding Estate Agents Ltd. Registered in England and Wales.  
Registered Office: 37 Wood Street, Old Town, Swindon, SN1 4AN

### **Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.