

# Unit 1 Plaza 21, Sanford Street, Swindon, SN1 1HE



## SHOP FOR SALE or TO LET

**2,989 sq ft (277.7 m<sup>2</sup>)**

- *Flexible lease terms*
- *Suitable for retail, offices, leisure, health & fitness or other uses within Class E*
- *Immediately available*



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**LOCATION:** Swindon is the largest commercial centre in Wiltshire and lies approximately 80 miles west of London, 40 miles east of Bristol and west of Reading. The town has excellent transport links with direct access to Junctions 15 & 16 of the M4 motorway.

**DESCRIPTION:** The property comprises a ground floor vacant shop unit with display and frontage onto Sanford Street. The property comprise an open plan retail area, partitioned offices/retail area with kitchen, toilets, staff room and stores. The offices/retail area generally have painted concrete block walls, recessed lighting and part air conditioning. There is also a shared rear loading area. There is a public car park nearby in Edgware Road & a multi storey car park in Islington Street.

**SIZE:** Measured in accordance with the RICS Code of Measuring Practice, the properties have the following approximate net internal floor areas:-

Unit 1: Retail Area/Offices/WC's                      2,989 sq ft (277.7 m<sup>2</sup>)

**NB:** Units can be subdivided or reconfigured to suit individual requirements from 1,000 sq ft upwards.

**SERVICES:** We are advised that all mains services are connected to the properties, but we have not carried out any tests of services or service appliances.

**AVAILABILITY:** The units are available for retail, office, leisure, health & fitness or any use within Class E.

**TENURE:** Each unit is held on a long leasehold interest of 999 years from 01/01/2000 at a peppercorn ground rent and is for sale with vacant possession.

Alternatively the units are available to rent on a new full repairing and insuring leases for a flexible lease term.

**PRICE & RENTS:** Prices & rents are dependant upon configuration. Please contact the agents for further information.

All prices & rents are exclusive of VAT and outgoings.

**BUSINESS RATES:** Informal enquiries via the Valuation Office website indicates that the property is assessed as follows:-

Description:	Shop & Premises
Rateable Value (2023):	£26,000
Uniform Business Rate (2025/26):	£0.499
Full Rates Liability (2025/26):	£12,974.00

Further information on business rates and any reliefs available to the property such as Retail, Hospitality and Leisure Relief may be obtained from Swindon Borough Council on 0845 602 0146.



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**EPC:** The current Energy Performance Certificate for Unit 1 is Band B (34).

**SERVICE CHARGE:** A service charge is payable for the maintenance of the external structure of the building & roof & common parts. Further information is available from the agents.

**LEGAL COSTS:** Each party is responsible for their own legal costs in the transaction.

**VIEWING:** Strictly by appointment with sole agents **KILPATRICK & CO** on **01793 643101**.

**N.B:** Units B & D are also available for sale as investments - further details on application from the agents.

## **MONEY LAUNDERING REGULATIONS**

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.



## **Code for Leasing Business Premises**

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



**N.B.** Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.

02/12/25

