FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

5232 SQ FT (485.70 SQ M)

BRUNEL HOUSE, HAVELOCK SQUARE, SWINDON, SN1 1SD

Kavanaghs

LOCATION
Swindon is strategically located on junctions 15 and 16 of the M4 motorway providing direct access to London and Bristol, and via the A419 to junction 11A of the M5 motorway. The town is an important provincial centre and has attracted many major companies including Zurich Insurance, Nationwide Building Society, Honda Manufacturing and Intel.

DESCRIPTION
Brunel House is a three storey standalone purpose built retail premises situated overlooking Havelock Square which is adjacent to the Brunel Shopping Centre which forms the centre of the primary retail area of Swindon. The property itself has a prominently situated display window to Havelock Square with return frontage to Havelock Street which leads up to Commercial Road.

The first floor of the property is currently configured as further open plan retail space, with the second floor providing a mixture of ancillary storage, offices and staff room. WC's are located on the ground and second floor. To the rear of the property is a self-contained loading bay.

The property previously had planning consent for the conversion of the upper parts to residential which has now lapsed. The development opportunity consists of reconfiguring the ground floor retail space in to smaller units and utilising the self-contained access to the upper parts for a residential conversion above, subject to planning.

ACCOMMODATION
In accordance with the RICS Code of Measuring Practice (6th Edition) the floor areas have been measured on a net internal area basis and are calculated as follows;

Ground floor sales area	1864 sq ft (173.17 sq m)
Ground floor storage area	94 sq ft (8.73 sq m)
First floor	1580 sq ft (146.79 sq m)
Second Floor	1694 sq ft (157.38 sq m)
Total	**5232 sq ft (485.70 sq m)**

SERVICES
We are advised that mains drainage, water, electricity are connected. However, we have not verified the existence or tested any of the service installations and advise that interested parties make their own investigations as to their state and condition.

TERMS
The freehold of the property (with vacant possession) is available to purchase at a price of £450,000.

PLANNING
The premises most recent use was that of A1 retail. The premises has previously had the benefit of a now lapsed planning consent for A3 restaurant use on the ground floor with residential on the upper parts.

RATES
The Valuation Office website describes the property as 'Shop and Premises' with a rateable value of £64,500. The rates that you pay will depend upon individual circumstances of your business. Enquiries should be made to the local billing authority - Swindon Borough Council. However, the rateable value will change in the event that the property is let on a floor by floor basis.

EPC RATING (This is how energy efficient the property is)
Certificate reference no.: 9090-9964-0362-9330-1040
G (Over 150) = 165

VAT
The property is VAT elected, therefore VAT is payable.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING
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Important Notice
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Kavanaghs has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.
Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk
Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Kavanaghs and accordingly we recommend you obtain advice from a specialist source.
Money Laundering Regulations
Tenants/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. (12/18) 9119