

For Sale

Convenience Store/Development Opportunity

5,486 sq ft (509 sq m)

High Street, Wroughton, Swindon SN4 9JX



- Prominent and visible corner position on the High Street
- Dedicated car parking to the rear and side of the store
- Potential redevelopment opportunity, subject to planning

High Street, Wroughton SN4 9JX

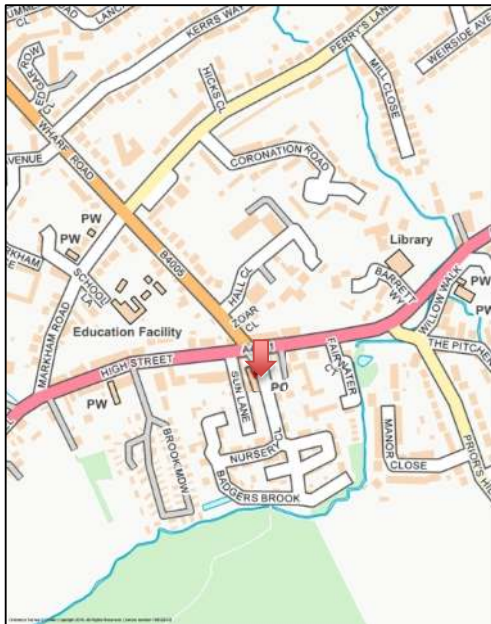
Location

The property is located in Wroughton, a village south of Swindon, occupying a prominent corner position on the High Street.

Description

The unit is a standalone purpose built convenience store arranged on ground floor with dedicated car parking located to the rear with surplus parking on a detached site on the other side of Nursery Close.

Servicing access is from the rear of the store.



Planning

The unit benefits from A1 use within the Town & Country Planning (Use Classes) Order 1987 (as amended).

Accommodation

We have not physically measured the property but have been provided with floor areas by the Co-op.

	Sq m	Sq ft
Ground Floor	509	5,486
Total	509	5,486

Site Area

Approximately 0.46 acres in total. Main store and car park 0.33 acres, surplus car park 0.125 acres.

Terms

The property is offered freehold with vacant possession.

Price upon application.

Rates

We have been informed by the Local Rating Authority that the property is assessed as follows Rateable Value:

£33,250

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

VAT if applicable, will be charged at the standard rate.

EPC

C60

For Further Information Contact

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Existing Layout Plan



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Site Plan

