

**For Sale**

**Foodstore Unit**

10,088 sq ft (937 sq m)

**366 Cheney Manor Road, Rodbourne Cheney SN2 2PF**



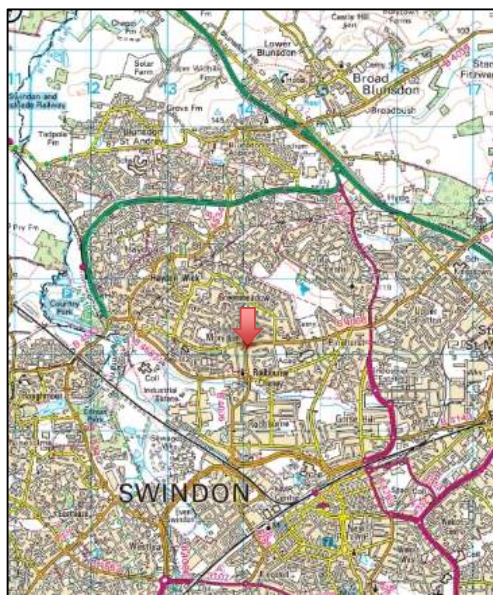
- Purpose built foodstore unit with dedicated parking
- Densely populated area c. 3 miles north of Swindon town centre
- Approx. 0.7 acre site

**Location**

The property is located in Rodbourne Cheney, a densely populated suburb of Swindon, c. 3 miles north of the town centre. Farmfoods sits directly adjacent to the property with further retail units along Moredon Road, which together form a “Local Centre” for the immediate area.

**Description**

The unit comprises a purpose built foodstore unit, with a prominent glazed entrance, dedicated parking and separate service yard for loading.



**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
Total Sales Area	609.7	6,563
Back of House	327.5	3,525
<b>Total</b>	<b>937.2</b>	<b>10,088</b>

**Site Area**

Approximately 0.7 acres (0.28 ha).

**Terms**

Freehold with vacant possession.

Offers in excess of £1,000,000.

**Rates**

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

£130,000

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**

C52

**For Further Information Contact**

**Nick Ferris**

Tel: 0113 235 5219

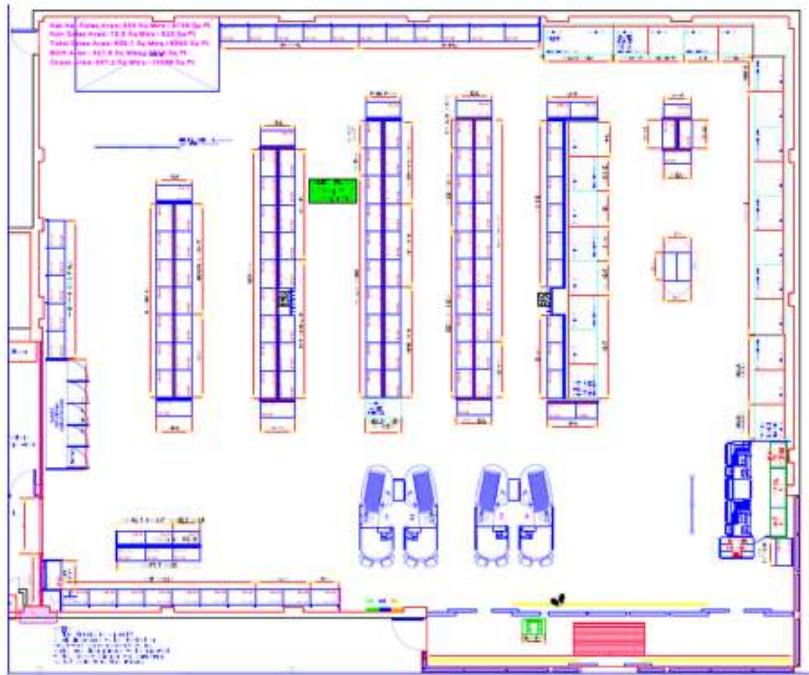
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Existing Layout Plan



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Site Plan

