

# For Sale

Apsley House, Bath Road & 113-116 Victoria Road  
Swindon, SN1 3BH



**Vacant Grade II Listed Former Museum and Fully Let Retail Parade**



## FOR SALE

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### Summary

- Attractive, Part Grade II listed property
- Located in Old Town, Swindon, the independent heart of Swindon, home to the town's best bars, restaurants and retailers
- Comprises a former museum and art gallery, adjoining a 1960's retail extension fronting Victoria Road
- **Freehold**
- Situated on **0.295 acre site**
- Total GIA area of **8,130 sq ft**
- The former museum, including first floor extension is to be sold with vacant possession
- The retail parade is a fully let unbroken terrace of 4 retail units producing **£43,975 per annum**
- The property provides **redevelopment potential**



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### Situation

The property is located in Swindon, one of the largest towns along the M4 motorway corridor, linking London to the South West.

Old Town is the bustling independent heart of Swindon, home to the town's best bars, restaurants and retailers. It is a destination in its own right whilst located just 0.4 miles north of the centre.

Old Town is easily accessible from the Junction 16 of the M4, 3.6 miles to the west, providing access to London and Bristol. Swindon Train Station is 1.3 miles north of Old Town, providing regular direct rail services to London Paddington with a journey time of just 1 hour.

### Location

The subject property is situated on the junction of Bath Road and Victoria Road. Apsley House fronts Bath Road, offset by a car park to the front. The retail parade fronts Victoria Road.

The southern side of Bath Road is a predominantly residential area, primarily of Victorian construction along with a small provision of local retail occupiers.

Victoria Road is a retail location serving Old Town, comprising primarily local occupiers and a variety of uses including convenience stores, restaurants/takeaways, coffee shops, charity shops and residential dwellings. Victoria Road leads to Swindon Town Centre, approximately 0.4 miles north.



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### Apsley House, Bath Road

#### Description

Apsley House is a Grade II listed, former Museum and Art Gallery built in the c. 1830's-1840's. The property is arranged over 6 floors, including basement.

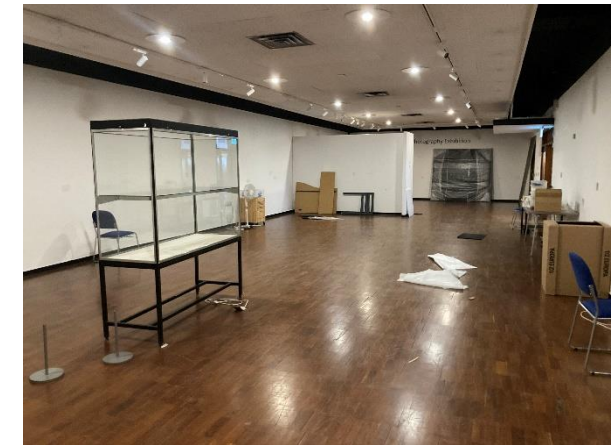
The property adjoins a first floor extension to the rear and above the ground floor retail parade on Victoria Road, constructed in the 1960's. This was previously used by the Museum as a gallery and office.

To the rear of Apsley House is store area, previously utilised by the Museum and a 4-6 space car park, depending on configuration, accessed via Prospect Place off Bath Road.

#### Accommodation Schedule

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) Apsley House has the following approximate total Gross Internal Floor Area (GIA);

Floor	Size (m2)	Size (sq ft)
Basement	n/a	n/a
Lower Ground Floor	51.98	559
Ground Floor	40.98	441
First Floor	107.83	1,161
Second Floor	45.27	487
First Floor Rear Extension	237.13	2,553
<b>TOTAL</b>	<b>483.19</b>	<b>5,201</b>





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### 113 – 116 Victoria Road

#### Description

113 – 116 Victoria Road is a unbroken terrace of 4 ground floor retail lock-up units, constructed in the 1960's. Each unit benefits from access along the rear service yard accessible via Bath Road.

The parade is fully let to 4 local occupiers at a total passing rent of £43,975 pa. The parade currently has a WAULT of 4 years, 8 months to expiry and 1 year, 5 months to earliest break option.

Each tenancy is excluded from sections 24-28 of the Landlord and Tenant Act 1954.

**The Tenancy schedule is available upon request.**

#### Accommodation Schedule

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) the Retail accommodation has the following approximate total Net Internal Floor Area (GIA);

Floor	Size (m2)	Size (sq ft)
Unit 113	41.54	447
Unit 114	48.34	520
Unit 115	91.80	988
Unit 116	90.45	974
<b>TOTAL</b>	<b>272</b>	<b>2,929</b>



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### Development

The property provides potential for redevelopment, subject to planning.

### Nearby Developments

There are a number of redevelopments taking place nearby, including:

- Newspaper House, opposite at 99-100 Victoria Road, providing residential dwellings and commercial space.
- 61 Prospect Place delivering 24 apartments.
- The former warehouse on Albert street providing 14 dwellings.
- 13 Cricklade Street to provide 12 dwellings.

### Planning

To assist potential purchasers in any future redevelopment the Council, as the local planning authority, have prepared a planning statement of uses that would be considered acceptable, subject to the necessary planning permission being obtained. This planning statement is available on request.

### Leverage

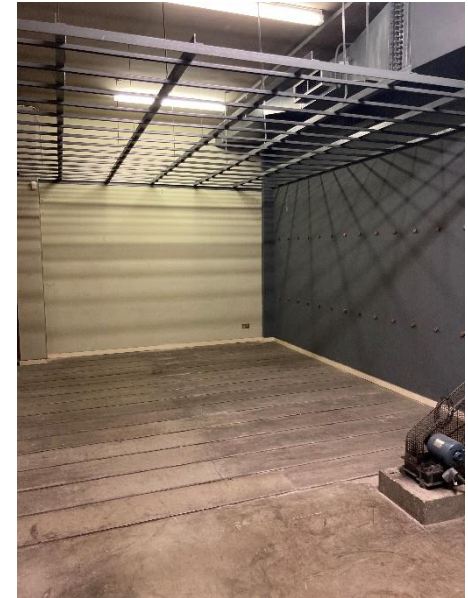
The freehold sale contract will incorporate an overage/clawback provision to protect the Seller against any land trading without substantive investment or development having taken place.



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TaylorCook**



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### EPC

Available upon request.

### Form of Sale

The property is to be sold by informal tender, subject to contract. Unconditional offers for the freehold subject to the existing tenancy agreements will be preferred, although conditional offers will also be considered. Bids will be invited by the 05 January 2023.

### VAT

We understand the building is elected for VAT.

### Legal Costs

Purchasers are to be responsible for their own and the sellers legal and professional costs and 3% of the purchase price will be payable on exchange of contracts.

### Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

### Viewings

Strictly by appointment, only.

### For further information or to arrange an inspection of the site, please contact the below:

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### August 2022

SUBJECT TO CONTRACT  
Date of Production: 08 August 2022

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