

SMETHURST

FOR SALE / TO LET

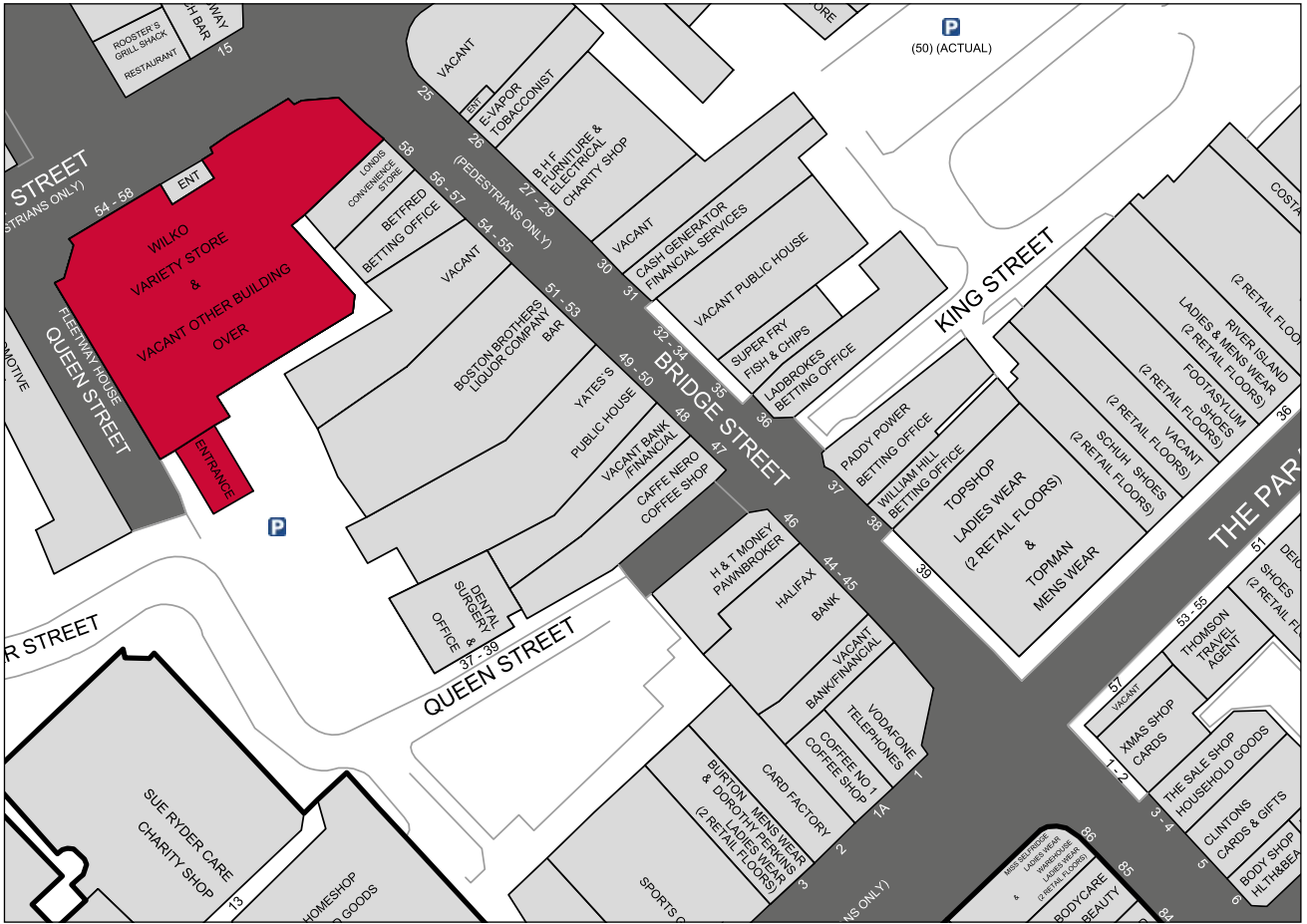
FLEETWAY HOUSE,
FLEET STREET, SWINDON, SN1 1RA

12,239 - 49,581 Sq ft (1,138 - 4,606 Sq m)



- > Two major car parks nearby
- > Close to prime retail pitch
- > Rare "large format" store (Subdivision considered)
- > Suitable for alternative uses (subject to planning)
- > Situated 0.5 miles from Swindon Rail Station
- > Planning in place on 2nd Floor to 12 No flats (8,180 sq ft GIA)
- > Loading access to rear

SMETHURST



LOCATION

Swindon is a large town located in south west England approximately 23 miles (37 km) to the east of Bristol, 35 miles (56 km) to the west of Reading and Oxford is approximately 30 miles (48 km) to the north.

The town is situated to the north of the M4 and vehicular access to the town centre is from Junctions 15 and 16. The town also benefits from excellent links to the M49 and M5.

Swindon is on the Wales-London main trainline. Frequent services are provided to London Paddington with a fastest journey time of 50 minutes via Reading.

SITUATION

The property is situated on Fleet Street at its junction with Bridge Street. Fleet Street is a pedestrianised mixed use thoroughfare just off Bridge Street which leads to the prime retail pitch at the interchange with Regent Street, Canal Walk and The Parade.

The interchange accommodates the main in town shopping centres, The Brunel Shopping Centre and The Parade.

The two nearest car parks serving the building are Brunel North offering 754 car parking spaces and Brunel West offering 607 car parking spaces. Both car parks are in close proximity to the subject property.

Swindon Rail Station is approximately 0.5 miles north east of the property.

DESCRIPTION

The property comprises a three storey retail premises with basement storage.

The main entrance to the property is from Bridge Street and the ground and first floors have previously been used as sales accommodation and basement for storage. There is escalator and lift access to the first floor sales area.

The second floor has a separate entrance to the rear of the property is accessed via a lane off Fleet Street.

There is loading access to the rear of the property via a shared yard accessed from Queen Street or Carr Street.

TENURE

The property is available "To Let" on a floor-by-floor basis, by way of a new lease agreement directly with the landlord for a term of years to be agreed with the agreed rent dependent on the level of refurbishment agreed between the Landlord and Tenant.

Alternatively, the Freehold is available to purchase for £1,850,000 plus VAT.

PLANNING

Local Planning Authority, Swindon Borough Council.
Tel: 01793 463000 www.swindon.gov.uk.

CURRENT PLANNING POSITION

A Resolution to grant planning permission (REF: S/17/0144) has been approved by Swindon Borough Council for "Change of use of second floor to Residential to provide 12 no. flats with external alterations."

The planning provides for 8 x 2 bed and 4 x 1 bed accommodation with a total area of 8,180 sq ft (760 sq m) GIA.

ADDITIONAL DEVELOPMENT POTENTIAL

The property provides a number of potential residential lead development opportunities, subject to planning including:

- Using the existing structure and services there is potential to maintain the ground floor retail and add two additional stories to the existing property and convert the first floor to create 40-45 residential units with a mix of 1, 2 bedrooms.
- Potential for comprehensive redevelopment to provide a residential-led, mixed use scheme, with first to fifth floor of residential accommodation providing a scheme of 60-70 residential units with a mix of 1, 2 bedrooms.
- In addition the upper floors may be suitable for other uses such as Hotel or Gym.

ACCOMMODATION

Second floor	12,239 sq ft	1,137.04 sq m
First floor	13,254 sq ft	1,231.34 sq m
Ground floor	12,254 sq ft	1,138.44 sq m
Basement	11,837 sq ft	1,099.69 sq m
Total Area	49,584 sq ft	4,606.50 sq m

VIEWING

Viewing and further information is strictly by prior appointment through the joint sole agent;

Smethurst Property Consultants

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