

4 CRICKLADE COURT, CRICKLADE STREET, OLD TOWN, SWINDON, SN1 3EY



Investment For Sale

1,791 sq ft (166.4 m²)

- *Self contained offices with parking*
- *With own toilets & kitchenette*
- *Close to all town centre amenities*
- *Let on a floor by floor basis*
- *Potential rental income £21,750 per annum*



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LOCATION: Situated in the Old Town area of Swindon, a location popular with financial & professional service occupiers and a short walking distance of Wood Street, providing a variety of shops, restaurants, public car parks and other amenities.

DESCRIPTION: A 3 storey brick built office building, forming part of a development of 6 office buildings set around a central courtyard/parking area. The property faces out onto Cricklade Street giving it prominence & visibility. A ground floor entrance lobby leads to a central staircase with offices to either side, which allows the offices to be occupied as a whole or on a floor by floor basis, with toilet facilities on ground and 2nd floors. The offices have gas central heating via radiators, are carpeted or have laminate flooring, with perimeter trunking and recessed fluorescent lighting throughout and fibre broadband is available for connection. There are 2 allocated parking spaces, with others potentially available on licence nearby.

SIZE: Ground Floor: Offices/Meeting room & WC	560 sq ft
First Floor: 2 offices/stores	613 sq ft
Second Floor: 2 offices/stores & WC	<u>618 sq ft</u>
Total: (approx. net internal)	1,791 sq ft (166.4 m ²)

TERMS: The long leasehold interest in the property is available to purchase subject to 2 leases producing a total rent of £14,000 per annum and 1 floor currently with vacant possession & offered to let at an asking rent of £7,250 p.a. Total potential rental income is £21,250 p.a.. Further information is available on application to the agents.

PRICE: Offers in excess of £250,000 are invited.

VAT: VAT is not applicable on this property.



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SERVICE CHARGE: A service charge is payable for the costs of maintaining common areas and the car park. Further information is available from the agents on request.

BUSINESS RATES : Informal enquiries via the Valuation Office website indicates that the property is currently assessed as follows: -

Floor:	Ground Floor	First Floor	Second Floor
Rateable Value (2023):	£6,800	£7,300	£5,200
Uniform Business Rate (2024/25):	£0.499	£0.499	£0.499
Full Rates Liability(2024/25):	£3,393.20	£3,642.70	£2,594.80

N.B. Small Business Rates Relief may be available to qualifying occupiers. Further information on business rates is available from Swindon Borough Council on 01793 463000.

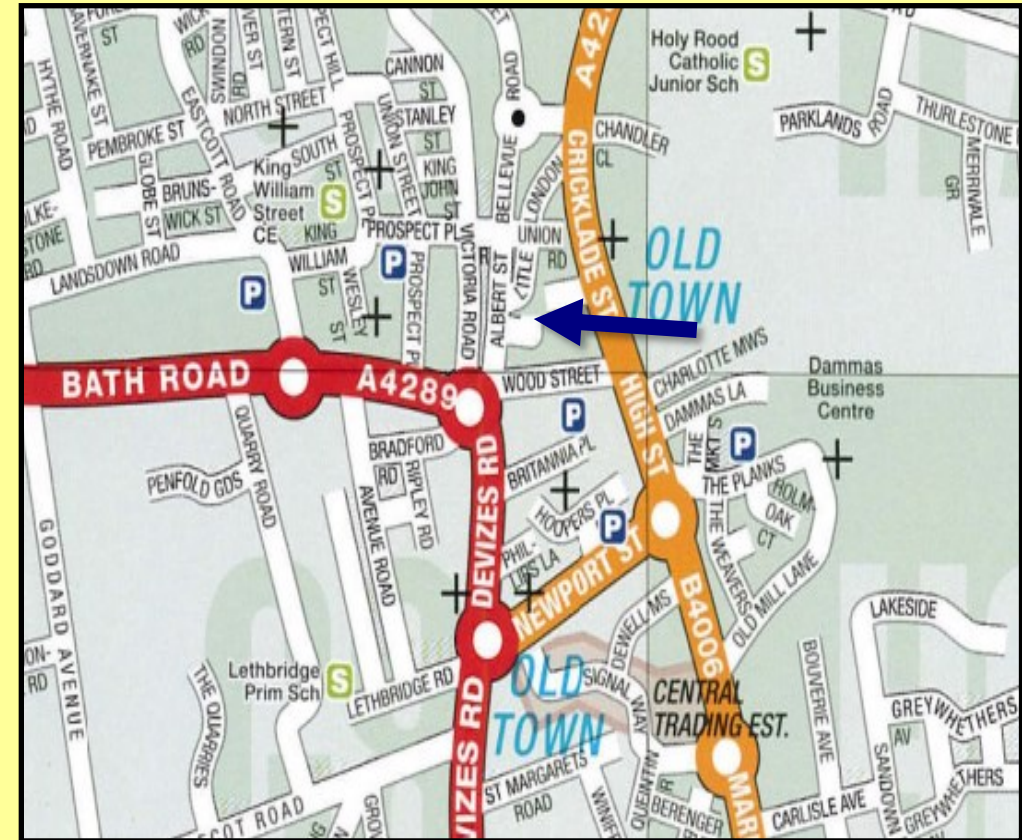
EPC: The property has an EPC on Band D (86).

MONEY LAUNDERING REGULATIONS

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.

LEGAL COSTS: Each party to bear their own legal costs.

VIEWINGS: Strictly by prior appointment with sole agents, **KILPATRICK & CO** on 01793 643101 or email post@kilpatrick-cpc.co.uk.



Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



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22/10/24

