

Freehold Shop and Upper Floors for Sale

39 High Street, Highworth, Swindon SN6 7AQ



Offers in Excess of
£200,000



Size
505 sq ft sales plus uppers
and ancillary plus flat



Location
Prominently situated in the heart of
**Highworth Town
Centre**



Planning
Class E of the Town and
Country Planning (Use Classes)
Order 2020

Get more information

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**AVISON
YOUNG**

For Sale

39 High Street, Highworth,
Swindon, SN6 7AQ

Location

Highworth is market town approximately 6 miles north east of Swindon town centre with a population of approx. 8,250 (2021 census). The A361 road forms a north south route through Highworth, while the B4019 is on an east west axis passing through the suburb of Hampton.

Retailing in Highworth is situated predominantly on the High Street with further shopping available on Sheep Street and Swindon Street. The premises are immediately adjacent to **Chloe's coffee shop and Twos Company**, close to **Sue Ryder and Allen & Harris Estate Agents** whilst being opposite the **Old Bakery and King & Queen public house**.

The premises are arranged as a building society with banking hall and meeting room/rear office on the ground floor with ancillary offices, staff room, kitchen, WC, etc first floor together with a two bedroom flat at second floor. Both of the upper floors are accessed via an internal staircase to the rear of the banking hall with a separate external staircase linking the rear yard area to the first floor.

Description

The premises are arranged as set out below providing the following approx. internal floor areas:

Floor	Area (sq ft)
Internal Width	11 ft 11"
Shop depth	32 ft 1"
Ground Floor Sales	505 sq ft
Ground Floor Office	70 sq ft
First Floor Ancillary	598 sq ft
Second Floor – 2 bedroom flat	

The premises are Grade II listed.

Development Potential

The premises have the potential for refurbishment of the first floor to provide residential accommodation, similar to the second floor, subject to planning permission.

Tenure

The property is available freehold with vacant possession of the ground and first floor. The second floor is let on an AST (now periodic tenancy) at rent of £650 per calendar month.

Price

Offers are invited in excess of £200,000.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the property is assessed as follows:

Rateable Value:	£10,000
UBR: (2026/27)	£0.382

Interested parties may benefit from rates relief and should carry out their own investigations.

EPC

The Energy Performance Rating is C-51. A certificate can be made available on request.

Legal Costs

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

VAT

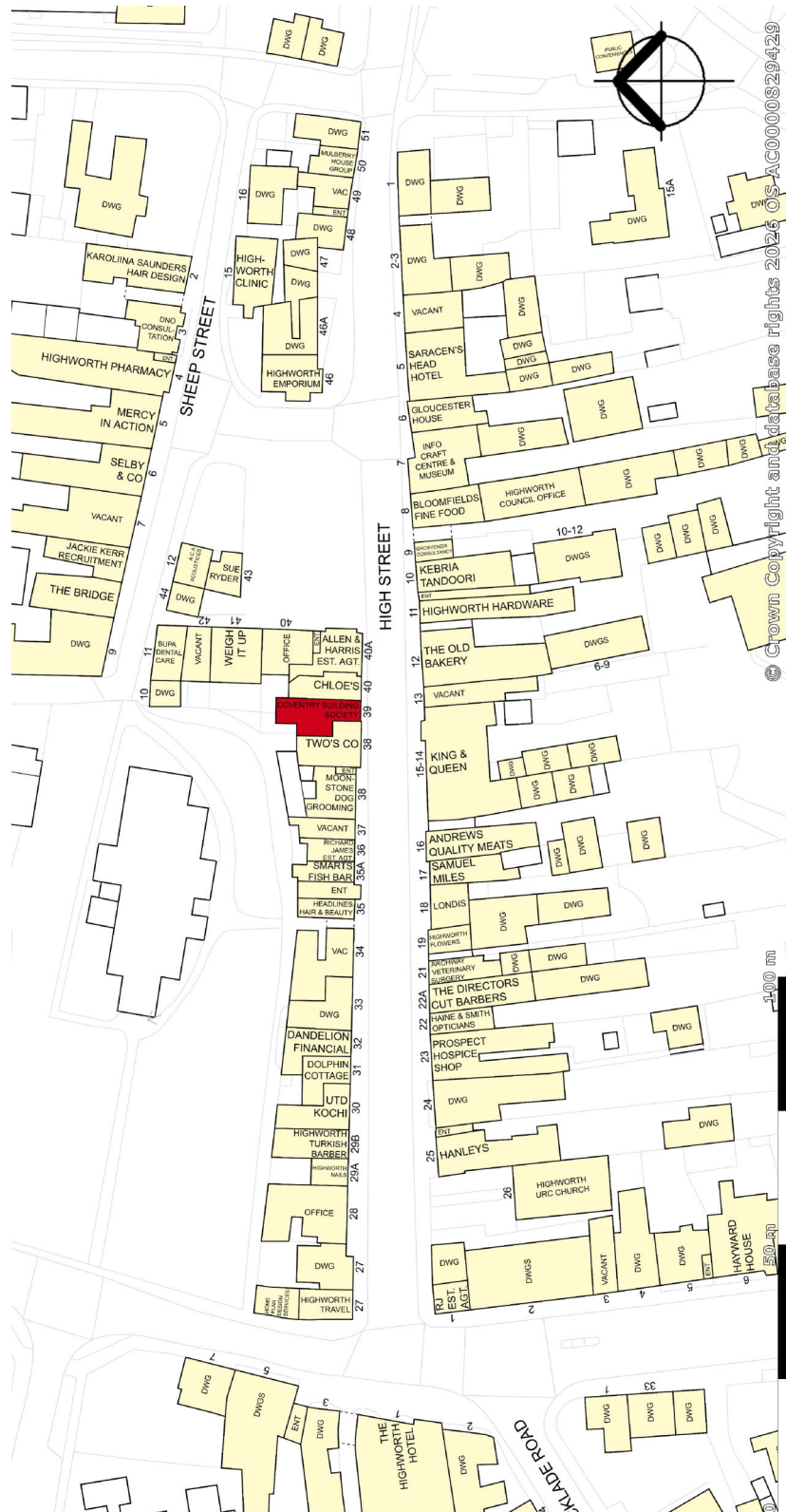
VAT will be charged on the rent at the standard rate.

Subject to contract

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Retail Premises For Sale

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