

SWINDON

The Parade

SN1 1BB

An exciting opportunity to acquire a former department store
with full planning consent for self storage



Cited



Proposal

- An opportunity to acquire a former Debenhams in the heart of Swindon, with full planning consent for self storage
- Recent Planning Consent approved from Retail (Class E(a) to Urban Self-Storage (Class B8) with part retention of Retail (Class E(a) and associated works. (Application Number: S/22/1017/TB
- Located in Swindon, forming part of The Parade with exceptional catchment population of over 243,000 people within a 2 mile radius
- Virtual Freehold (999 year lease)
- Sold With full Vacant Possession



Location & Situation

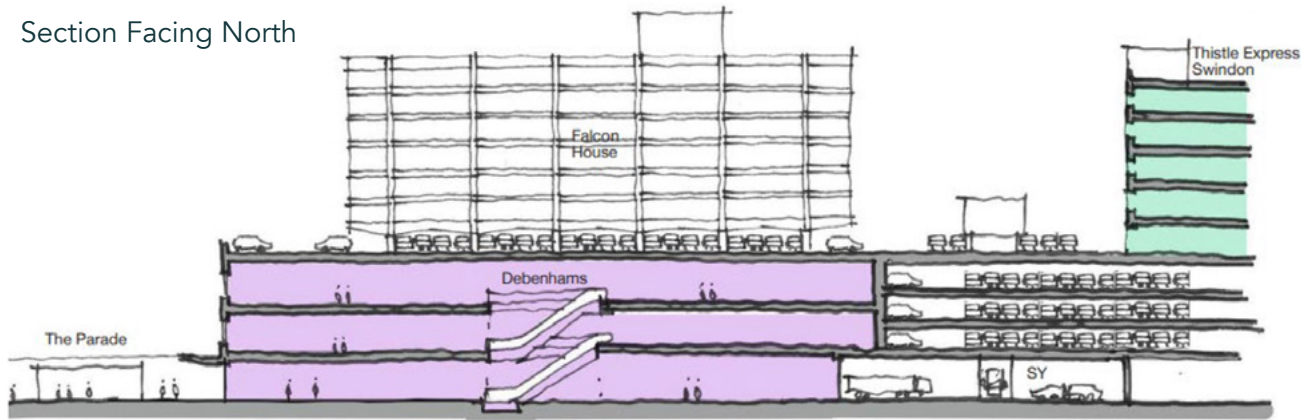
Swindon is the principal commercial and administrative centre of Wiltshire. The town is located in the south of England, approximately 30 miles (48 km) south west of Oxford, 40 miles (64 km) to the east of Bristol and 80 miles (134 km) west of London.

Swindon benefits from excellent communication links to the national road network with the town centre being accessed directly via Junctions 15 & 16 of the M4 motorway, running between Reading and Bristol. The A417/A419 connects Swindon to the M5, Cheltenham and Gloucester.

Demographics

Swindon's primary catchment population is 516,000 people, ranking the town 36th out of the top 200 PMA centres. The primary catchment area for Swindon is extensive with few nearby competing centres: the catchment includes Marlborough to the south, Chippenham to the west and Oxford to the north east.

Section Facing North



Description

The unit comprises a purpose-built department store arranged on basement, ground, first and second floors with the upper floors.

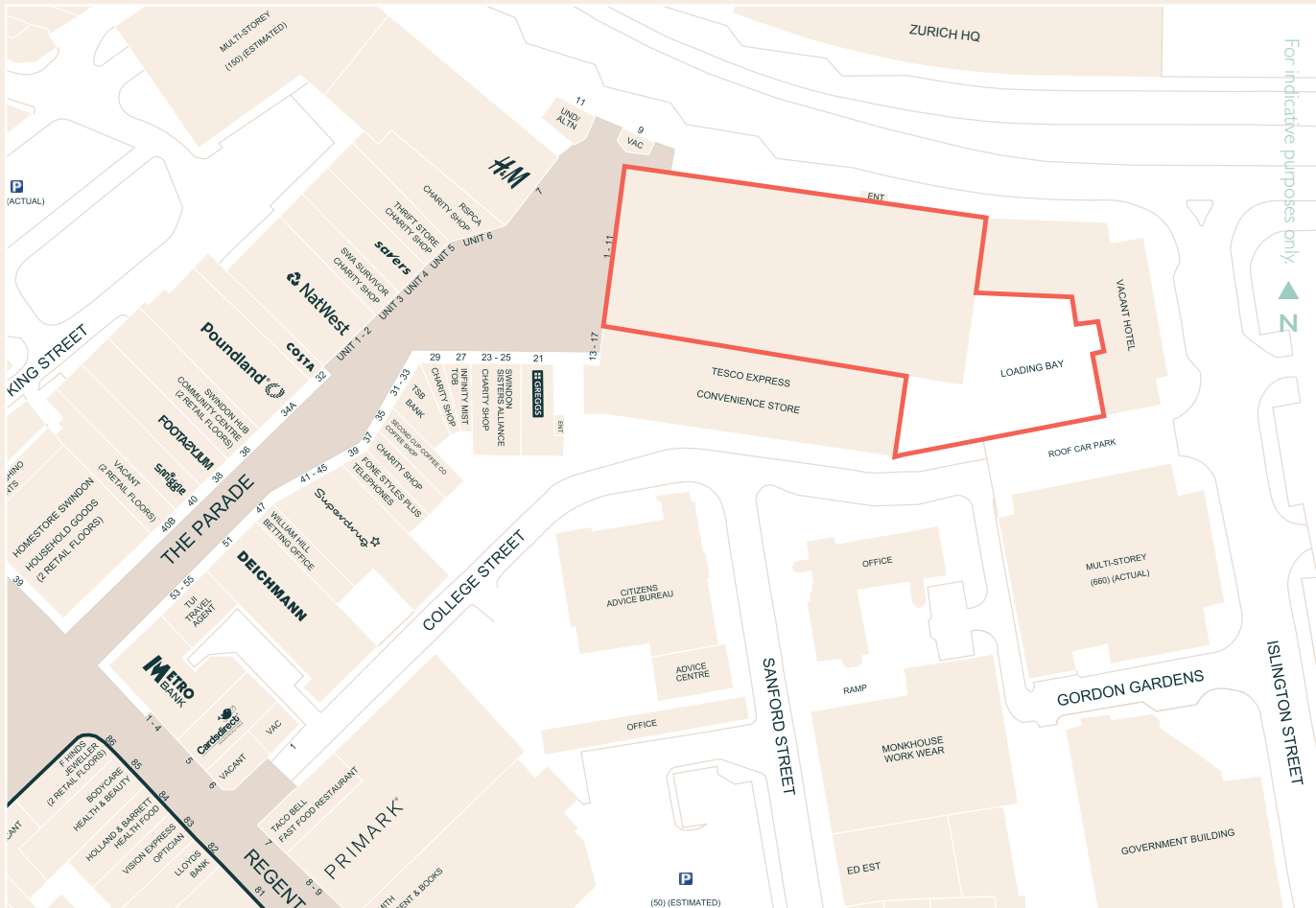
The building has floor to ceiling heights of c. 5m through and provides the following floor areas are as follows:

FloorArea	sq ft
Second	43,155
First	27,702
Ground	29,269
Basement	1,715
Total	101,841

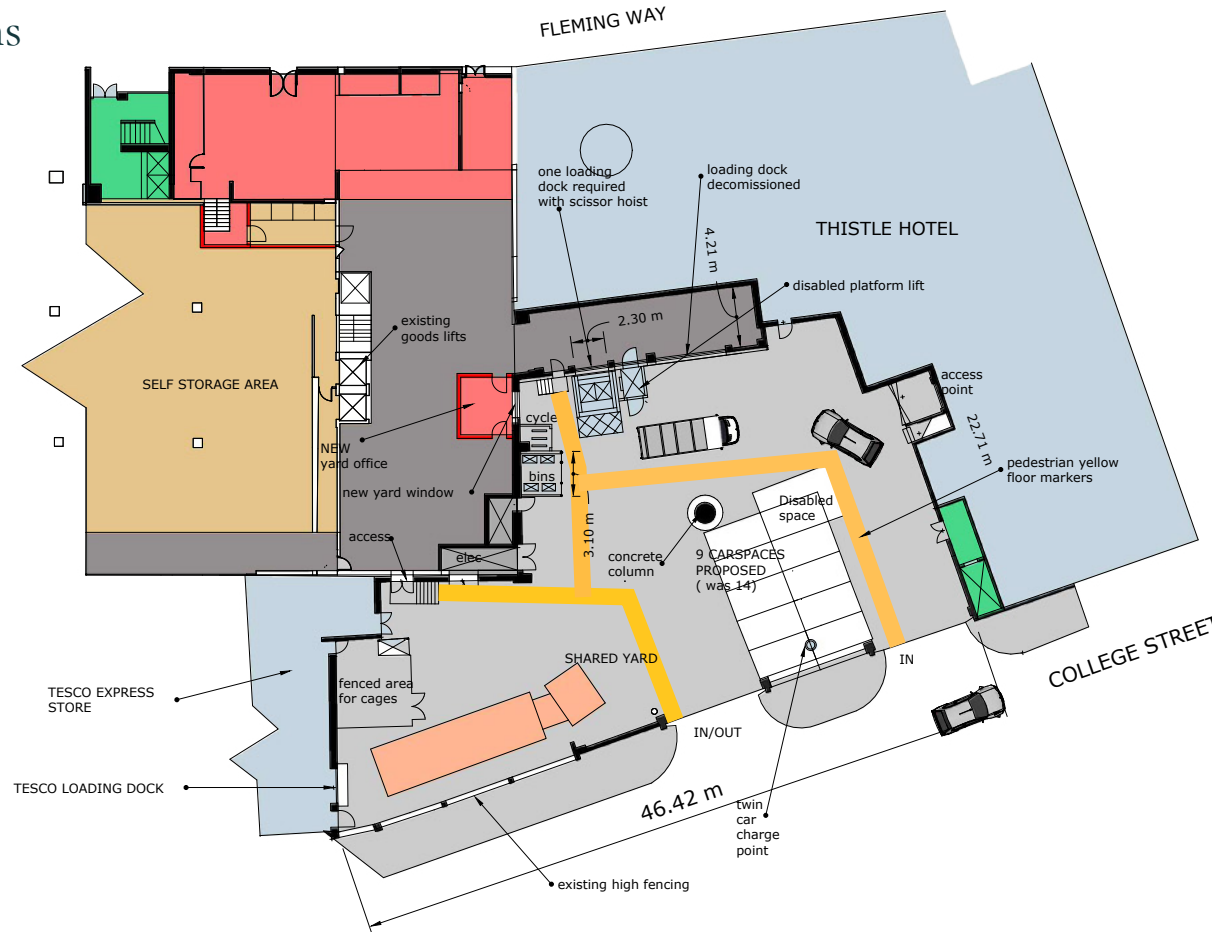
Planning

The unit benefits from Urban Self Storage (Class B8) with part retention of Retail (Class E(a) at Ground Floor.

Application Number:S/22/1017/TB



Ex- Debenhams Loading Yard



AML Checks

In order to comply with anti-money laundering legislation a successful purchaser will be required to provide certain identification documentation. These documents will be confirmed to and requested from the successful purchaser by the vendor and their professional advisors at the relevant time but before an exchange of contracts.

We are instructed to seek offers for the long leasehold of the property, with offers invited.

IMPORTANT NOTICE: whilst every reasonable effort has been made by cited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("information") may be relied upon as a statement of representation or fact. Cited or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. All maps and plans in this document are for identification purposes only. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. March 2024

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