

Waymark

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FOR SALE

5 Sheep Street/38a Cherry Orchard, Highworth SN6 7AU



A RARE OPPORTUNITY TO ACQUIRE A MIXED-USE INVESTMENT IN HIGHWORTH

Comprising:

- Ground Floor and Rear Store let at £16,000 Per Annum
- 2 Bed Cottage let at £630 pcm*
- Vacant Flat over Ground, First and Second Floors



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LOCATION

Highworth is a market town located 6 miles north east of Swindon and 5 miles south of Lechalde. It has a 2011 population of 8,151 with an attractive Market Place providing a wide range of local facilities.

DESCRIPTION

Comprising:

- A pretty three-storey period building (the former Post Office) with retail on the ground floor and self-contained residential accommodation over 3 floors
- A two-storey period 2 bedroom cottage
- A more modern, single storey building used for storage (the former sorting office)

Externally there is a mews style area accessed off Cherry Orchard suitable for outside amenity space, unloading and some parking.

ACCOMMODATION

Ground Floor Shop:	665
Flat (including 2 nd Fl:	1,497
Cottage:	770
Rear Store:	535

(Gross Internal Square Feet)

PLANNING

The property is Listed and falls within the Highworth Conservation Area.

The current owners have obtained planning permission to undertake some changes to internally reconfigure the flat. Further details can be found on the Swindon

Borough Council Planning Portal – Ref S/19/1805/RACH

LEASES

The ground floor shop and rear store is leased to charity Mercy in Action for a term to expire in 2028 at a current rent of £16,000 per annum.

The cottage is let under an Assured Shorthold Tenancy at £630 pcm for 12 months from 1st January 2021.

** Please note that the tenant is currently paying a reduced rent of £500 pcm agreed by the Landlord.*

PRICE

Guide Price: £425,000 for the freehold interest subject to the existing tenancies and vacant possession of the 5b Sheep Street flat.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

VAT

VAT will not be payable on the price.

FURTHER INFORMATION & VIEWINGS

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Viewings strictly by prior appointment

Important Note: These details are prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Information is given in good faith and descriptions may be subjective but should not be relied upon as fact.







Indicative outline of site and buildings

Floor plans and further photos can be found on our Website



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