

SMETHURST

FOR SALE INVESTMENT OPPORTUNITY

22 HIGH STREET,
HIGHWORTH, SN6 7AG



- > Freehold investment opportunity
- > Overriding lease in place with Haine & Smith
- > Current passing rent £20,000 per annum
- > High street location
- > Large 3-bedroom apartment on 1st Floor
- > Business unaffected

LOCATION

22 High Steet is an attractive Grade II listed property over two storeys occupying a prominent and well-established location on Highworth High Street.

Highworth is an ancient hilltop market town situated on the edge of the Cotswolds only four miles from the River Thames and close to Swindon and its many facilities.

The town boasts many pubs, restaurants and artisan shops, plus a regular Farmers Market.

Highworth is a ten-minute drive from Swindon, Wiltshire's biggest town. Oxford is 26 miles away, Bath 46 miles, Bristol 50 miles and London 92 miles. Easy access to A419, A420 and M4 Motorway.

DESCRIPTION

This freehold investment opportunity comprises a ground-floor commercial property together with a spacious First Floor 3-bedroomed apartment with loft access.

The property is let in its entirety to Haine & Smith Opticians who we are informed have been in occupation for 40 years.

There is a Full Repairing and Insuring lease in place from 29th November 2021 for a term of 10 years at a current passing rent of £20,000pa. There is a rent review on 29th September 2026 and a tenant break option on the 29th November 2026 subject to 6 months prior notice. Haine and Smith have sublet 22a to a Barbers shop and we are informed that there is an AST in place on the first floor.

ACCOMODATION

The ground floor has been measured on a Net Internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Premises	Area (Sq ft)	Area (Sq m)	EPC
22 High St	1,005.89	93.44	C (59)
22A High St	227.76	21.16	C (69)
Total	1,233.65	114.60	

22A First Floor Flat* 1,119.45 104 E (49)
* Please note that access to the upper floors was restricted and we have relied on the EPC area for the first floor. Access was not available to the loft at the time of inspection.

TENURE

Offers are invited for the Freehold interest in the property with the benefit of the overriding lease in place to Haine and Smith Opticians.

We confirm that we have not had sight of the title documentation for the property and interested parties / their legal advisors should rely on their own investigations.

PRICE

We are instructed to seek offers in the region of £325,000 exclusive of VAT.

VAT

We have been advised that the property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

Please see the table – EPC's valid until September 2031.

BUSINESS RATES / COUNCIL TAX

The Valuation Office Agency website describes the Ground floor parts as "Shop and premises" with a rateable value of £11,250 for 22 High Street and £6,700 for 22A High Street. These figures are effective from 1 April 2023. Further information can be found at www.voa.gov.uk.

The Valuation Office Agency have assessed the first floor flat as falling within Council Tax Band A. Further information can be found at www.voa.gov.uk.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING

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

Smethurst Property Consultants

Daniel Smethurst

T 01793 847 470

M 07990 064 334

E daniel@smethprop.co.uk

Important Smethurst Property Consultants for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Smethurst Property Consultants or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Smethurst Property Consultants nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT.

SMETHURST

