

**Lot 43, 32/34 Bridge Street, Swindon,
Wiltshire SN1 1BP**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Freehold Former Public House/Development Opportunity

www.acuitus.co.uk

Lot 43, 32/34 Bridge Street, Swindon, Wiltshire SN1 1BP

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)

Property Information

Freehold Former Public House/Development Opportunity

- Approximately 575.35 sq m (6,193 sq ft) arranged on ground and first floors
- Suitable for Owner Occupiers and Developers
- Change of Use, Refurbishment and Redevelopment Potential (Subject to consents)
- Nearby occupiers include Yates Public House, JD Wetherspoon and Superdrug
- Low Capital Value on Guide Price

Lot

43

Auction

15th December 2022

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

Location

Miles 15 miles south of Cirencester, 39 miles east of Bristol
Roads A3102, M4
Rail Swindon Train Station
Air Bristol Airport

Situation

The property occupies a prominent position on the east side of the pedestrianised Bridge Street, about 0.3 miles south of Swindon Train Station. The property is close to The Brunel Shopping Centre, where occupiers include Marks & Spencer, Waterstones, Holland & Barrett and Greggs. Other nearby occupiers include Yates Public House, JD Wetherspoon and Superdrug.

Tenure

Freehold.

EPC

See Legal Pack

Description

Former public house arranged on the ground and first floors. The property benefits from loading to the rear.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 43, 32/34 Bridge Street, Swindon,

Wiltshire SN1 1BP

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas (Approx sq ft)	Tenant
Ground/First	Public House	575.35	(6,193)	VACANT
Total		575.35	(6,193)	

**Lot 43, 32/34 Bridge Street, Swindon,
Wiltshire SN1 1BP**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Freehold Former Public House/Development Opportunity

www.acuitus.co.uk

Lot 43, 32/34 Bridge Street, Swindon, Wiltshire SN1 1BP

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Freehold Former Public House/Development Opportunity

www.acuitus.co.uk

**Lot 43, 32/34 Bridge Street, Swindon,
Wiltshire SN1 1BP**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Freehold Former Public House/Development Opportunity

www.acuitus.co.uk

**Lot 43, 32/34 Bridge Street, Swindon,
Wiltshire SN1 1BP**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Freehold Former Public House/Development Opportunity

www.acuitus.co.uk

Lot 43, 32/34 Bridge Street, Swindon, Wiltshire SN1 1BP

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Freehold Former Public House/Development Opportunity

www.acuitus.co.uk

Lot 43, 32/34 Bridge Street, Swindon, Wiltshire SN1 1BP

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)

Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

henry.john@acuitus.co.uk

Seller's Solicitors

Sherrards Solicitors

1-3 Pemberton Row

London

EC4A 3BG

Jeremy Palmer

+44 (0)20 7478 9917

jeremy.palmer@sherrards.com

Erin Gibbs-Charles

0

Erin.Gibbs-Charles@sherrards.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020