

# Lot 4, Unit R, Newcombe Drive, Swindon, Wiltshire SN2 1EA

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Ground Rent Investment

- Let to Huw Grays Limited until December 2116 (No Breaks)
- Providing 92 years unexpired to lease expiry
- 5 yearly rent reviews to 15% of Open Market Rental Value
- Site Area of approx. 0.53 Ha (1.32 Acres)
- Situated in the well established Hawksworth Trading Estate
- Busy Industrial Location
- 

#### Lot

4

#### Auction

25th September 2024

#### Rent

£26,000 per Annum Exclusive

#### Status

Available

#### Sector

Ground Rent

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 15 miles south of Cirencester, 39 miles east of Bristol

**Roads** A3102, M4

**Rail** Swindon Railway Station

**Air** Bristol Airport

### Situation

The property is located in the well established Hawksworth Trading Estate, conveniently positioned adjacent to the Great Western Way (B4289) and some 700 metres north west of Swindon Railway Station. Nearby occupiers on The Hawksworth Trading Estate include Brewers, TPS Auto Parts, Smart Car UK and Skoda Parts Direct.

### Tenure

Freehold.

### EPC

### Description

The property comprises a site of 0.53 Ha (1.32 Acres) upon which sits a trade counter/ warehouse with yard area.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. (Acres)	Tenant	Term	Rent p.a.x.	Review	Reversion
0.53	(1.32)	HUW GRAYS LIMITED	125 years from 01/01/1992	£26,000	01/01/2027 and 5 yearly thereafter (1)	31/12/20116

(1) The 5 yearly rent reviews are geared to 15% of Open Market Rental Value.



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## Contacts

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2024