

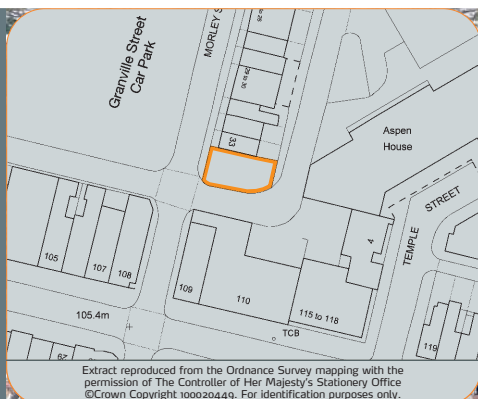
# Car Park at 34/35 Morley Street Swindon, Wiltshire SN1 1SG

lot 43

## Freehold Car Park Investment

- Prominent corner position
- Next to retail parade and opposite Granville Street Council car park
- Redevelopment potential (subject to the necessary consents)
- Approximate site area of 48.91 sq m (526 sq ft)
- Parking for approximately 6 cars
- Six Week Completion Available

Rent  
**£5,000**  
per annum  
exclusive



On behalf of a  
Major Fund

### Location

Miles: 30 miles south-west of Oxford  
32 north-east of Bath  
Roads: A4289  
Rail: Swindon Railway Station  
Air: Bristol Airport

### Situation

The site is located in a prominent corner position on the eastern side of Morley Street opposite the Granville Street Council car park. The site is located within a short walk of Swindon's main retailing area with a number of independent retailers also located nearby.

### Description

The property comprises a parcel of land with an approximate site area of 48.91 sq m (526 sq ft) providing car parking for approximately 6 cars.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Car Park	48.91 sq m (526 sq ft)	<b>STUART ANDREW MCNEIL, DEREK FRANCIS BROWN &amp; SOMIA LILIAN WOOLNOUGH (t/a Bevors Solicitors)</b>	5 years from 22/12/2009 (i)	£5,000	21/12/2014
<b>Totals</b>		<b>48.91 sq m (526 sq ft)</b>			<b>£5,000</b>	

(i) Under the terms of the lease, the tenant has an option to determine at any time on 6 months' notice. The landlord has an option to determine at any time on 3 months' notice.

### For further details please contact:

**Jo Cordrey**  
Tel: +44 (0)20 7034 4854.  
Email: jo.cordrey@acuitus.co.uk  
**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

### Solicitors:

**Maclay Murray & Spens LLP**  
One London Wall, London EC2Y 5AB.  
Tel: +44 (0)20 7634 8746.  
Email: nicholas.mole@mms.co.uk  
Ref: Nicholas Mole.

