

THE SAVOY

38-40 REGENT STREET · SWINDON · SN1 1JL

FREEHOLD

FREEHOLD PUBLIC HOUSE IN CENTRAL SWINDON FOR SALE ON BEHALF OF JD WETHERSPOON





Wetherspoon Free House

The Savoy

The Savoy

EVAPOR

ELECTRONIC CIGARETTES

Citifairth
INTERNATIONAL CHURCH

The Savoy
FOOD SERVED ALL DAY
FAMILY DINING
ARABIAN COFFEE
AWARD WINNING WINES
GLOBAL BEERS
WORLD CLASS SPIRITS
WETHERSPOON FREE HOUSE

wetherspoon

wetherspoon

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- **Freehold**
- **Busy high street location**
- **Prominent position fronting Regent Street**
- **Short distance from Swindon Train Station**
- **External trade terrace to the front of the property**
- **Extensive trading accommodation at ground floor**
- **Additional income of £49,000 per annum from occupational tenants**
- **Offers are invited for our clients freehold interest**
- **[Google Street View](#)**

LOCATION

Swindon is a densely populated town within the county of Wiltshire, located in the South East of England. It lies approximately 28.9 miles south-west of Oxford and 39.6 miles east of Bristol. Swindon benefits from strong public transport connections, with Swindon railway station providing Great Western Railway services to Bristol Temple Meads in approximately 38 minutes.

The Savoy occupies a prominent position on Regent Street, with a range of well-known retail and leisure occupiers nearby within the Brunel Shopping Centre, which as Flannels and Boots. A modern 195 bed Premier Inn hotel is located directly opposite the property with the 635 seat Wyvern Theatre located to the rear.

DESCRIPTION

The property comprises the ground, first, second, third and fourth floors of a detached four storey former cinema with painted front and side elevations beneath a pitched roof.

ACCOMMODATION

Ground Floor: The ground floor comprises of the public house and provides an open plan trading area with a central bar servery located to the rear with seating on loose tables, chairs and booth seating for approximately 224 covers. Ancillary areas comprises of a commercial kitchen, beer cellar, managers office and staff room which are located to the rear as well as customer WC's which are located either side of the bar servery.

Upper Floors: The upper floors are all currently occupied by the Citifaith Church. The first floor provides additional customer toilets as well as a separate residential apartment which comprises 5 bedrooms, a bathroom and a kitchen and lounge.

The second floor comprises a 300-seat auditorium, together with disabled WC's.

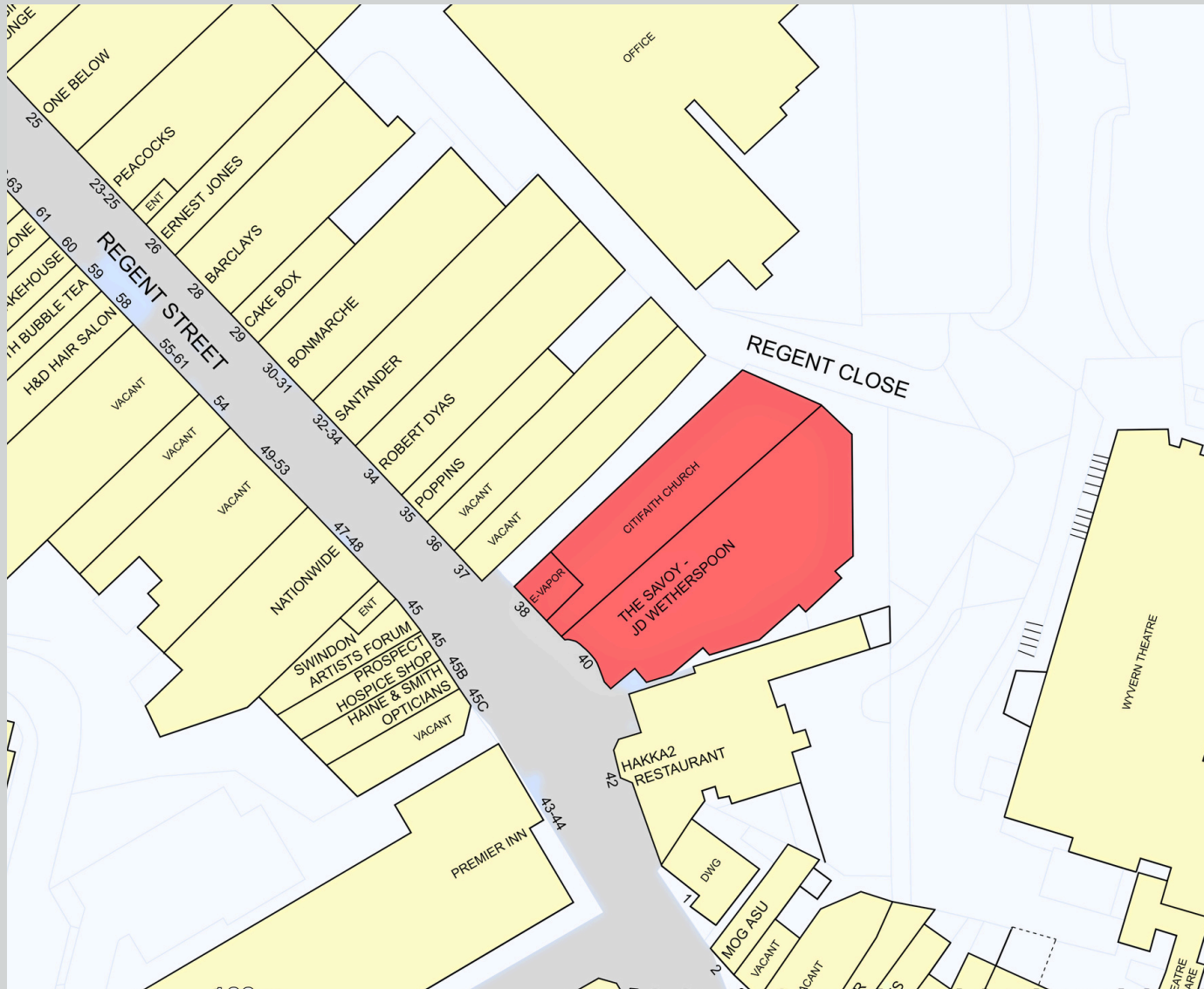
The third floor comprises of a function room with a separate office and café area. Ancillary areas comprises a commercial kitchen with gents and Disabled WC's.

The fourth floor comprises ancillary storage areas and a plant room, together with an additional unused function room with a small kitchen and customer WC's.



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APPROXIMATE FLOOR AREAS

- The Savoy - 11,696 Sq Ft (1,087 Sq M) across ground floor and ancillary areas.
- Retail Unit - 978 Sq Ft (91 Sq M) at ground floor.
- Church - 10,942 Sq Ft (1,017 Sq M) across first, second, third and fourth floors.

The areas are being verified by a third party and will be updated but the areas above are provided as guidance only at this stage and buyers should not rely on the veracity.

TENURE

Freehold subject to and with the benefit of the leases set out within the tenancy section.

RATEABLE VALUE & EPC

2026 Rateable Value - £85,000
EPC Rating: C - 67

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday to Thursday and 01:00 Friday and Saturday.

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TENANCY

The upper floors of the property are let to Citifaith Church on a lease expiring 5 June 2033 at a current passing rent of £32,000 per annum which is subject to a review in the 5th year which is to be set to the higher of the assessed open market rent or the index-linked rent (to be determined). The lease also includes a mutual break option exercisable on 5 June 2028.

Additionally, the ground and first floors of 38 Regent Street form part of the demise and are let to Evapor Limited on a lease expiring 13 February 2028 current passing rent of £17,000 per annum which is subject to which is subject to 5 yearly open market rent reviews.

PLANNING

The property is not listed nor is it situated within a conservation area.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.



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FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for our clients freehold interest with vacant possession of the public house and the remainder sold subject to and with the benefit of the occupational leases of the retail unit and church.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

jdwdisposals.co.uk



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DISCLAIMER: May 2026

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