

ROLLESTON ARMS

73 COMMERCIAL ROAD, SWINDON, WILTSHIRE, SN1 5NX

SUBSTANTIAL FREEHOLD PUBLIC HOUSE FOR SALE





HIGHLIGHTS INCLUDE:

- Prominent corner public house
- Property arranged over four levels: lower ground, ground, first and second floors extending to 8,267 sq ft (768 sq m)
- Site extending to 0.203 acres (inclusive of long leasehold car park element WT121119).
- 9 letting bedrooms across two levels
- Substantial live music venue with capacity for 400 patrons
- Opportunity to convert to a variety of uses (STP)
- Offers in the region of £450,000 + VAT

LOCATION

Swindon is a major commercial centre in Wiltshire, strategically positioned along the M4 corridor between London and Bristol. The town has a population of approximately 185,000 and benefits from a diverse economy supported by advanced manufacturing, logistics and professional services.

The Rolleston Arms occupies a prominent corner position on Commercial Road, immediately south-east of Swindon town centre and within walking distance of the principal retail and leisure amenities, including Regent Circus and the Swindon Designer Outlet. Swindon railway station is approximately 0.5 miles to the north-west, providing direct services to London Paddington in around one hour. The property also benefits from excellent road connectivity via Junctions 15 and 16 of the M4 motorway, with regular bus services operating throughout the town and surrounding areas.

DESCRIPTION

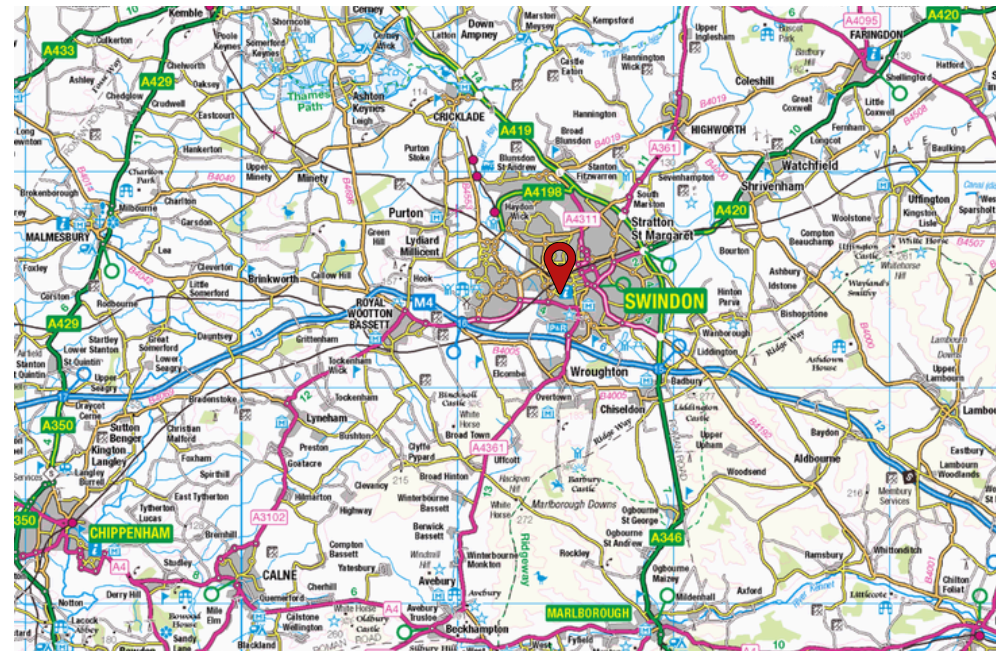
The property is a four storey building arranged over the lower ground, ground, first and second floors. The building features painted rendered elevations beneath a pitched gable roof with mixed glazed fenestration.

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



ACCOMMODATION

Lower Ground Floor The property benefits from a substantial lower ground floor level which comprises an extensive music venue with upwards capacity for 400 customers, benefitting from a dedicated bar servery. The venue can be accessed independently from the public house. To the rear is WC facilities, beer cellar and stores.

Ground Floor The ground floor provides an open-plan trading area with timber flooring, low-hanging pendant lighting and a central bar servery, together with loose tables and chairs for approximately 40 customers. Ancillary accommodation to the rear includes customer WC facilities, storage, a commercial kitchen, separate access to the music venue and access to the residential accommodation above.

First Floor The first floor benefits from five letting bedrooms, two of which with ensembles, two bathrooms and an office.

Second Floor The second floor comprises of four double letting rooms all comprising kitchenettes and ensuite bathrooms.

Externally Externally, there is a car park to the rear for 8 cars and an additional outbuilding (not inspected). We understand that the property benefits from a pavement licence which previously provided 12 further covers to the front elevation. We also understand the property benefits from an attached house which comprises a bedroom, bathroom, lounge and kitchen (not inspected).

TENURE

The property is held freehold (Title Number WT160706), with the car park held leasehold (WT121119)

PLANNING

The site falls under the sui generis pub use class. It is not listed, not located within a conservation area, and lies outside any designated flood risk zones.



VAT

VAT is applicable at the prevailing rate.

EPC

D - 82.

TERMS

We are instructed to offers in the region of £450,000 + VAT

FIXTURES & FITTINGS

The property will be sold in its current condition, including fixtures and fittings (less branded and leased items). No inventory schedule will be provided and instead all items left on the day of completion will be included.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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VIEWINGS

All viewings must be made by prior appointment with the sole selling agents. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

Samuel Hart

07812 425097

samuel.hart@savills.com

Adam Bullas

07812 965395

abullas@savills.com

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