



## Convenience Store Portfolio

Calne, Trowbridge and Swindon, , BA14 6GP

**Modern convenience store  
investment portfolio  
available as a whole or  
individually**

**11,102 sq ft**  
(1,031.41 sq m)

- 3 well-let modern convenience stores
- All located within modern residential developments
- Attractive WAULT of 15 years

# Convenience Store Portfolio, Calne, Trowbridge and Swindon, BA14 6GP

## Summary

<b>Available Size</b>	11,102 sq ft
<b>Price</b>	Offers in excess of £2,851,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Location

Calne, SN11 8NA

The property is located in the eastern fringe of Calne, approximately 1.6 miles West of the town centre. Calne is a town within the county of Wiltshire, 6 miles East of Chippenham, 15 miles South-West of Swindon, 18.5 miles East of Bath and 27 miles East of Bristol.

The Property is situated within Persimmon Homes' ongoing Regents Park housing development, at the corner of St James Avenue and Sandpit Road. Sandpit Road is an estate road that connects a larger area of new housing development with Oxford Road to the north, linking with the A3102.

Trowbridge, BA14 6GP

The property is located in Trowbridge, the county town of Wiltshire. Trowbridge lies approximately 9 miles South-East of Bath, 21 miles South-East of Bristol and 30 miles South-West of Swindon.

The property is situated on the edge of a modern residential housing estate in the Paxcroft Mead neighbourhood of Trowbridge, over-looking the road junction of Huntingfield and Leap Gate. Leap Gate is an estate road that connects with the A361, to the north, with the A350, to the south, via West Ashton Road. Trowbridge town centre lies within 1.6 miles to the West.

Swindon, SN3 6FY

The property is located in Swindon, the principal town and commercial centre of Wiltshire. Swindon benefits from excellent rail and road communications being 80 miles west of London and 40 miles East of Bristol which are accessible via rail in just 56 minutes and 29 minutes, respectively.

The property is situated on Homington Avenue, the primary arterial route and heart of Bradbury Park, a modern residential development situated in South East Swindon, just 1.9 miles North of the M4 (Junction 15) and just west of the A419 Marlborough Road. Bradbury Park is situated 3.5 miles South- East of Swindon Train Station and 3 miles South-East of the town centre.

## Description

Calne, SN11 8NA

The property comprises of a ground floor convenience store, forming part of a new three-storey detached residential apartment block. externally there is an attached single rear addition that provides a chiller room and an enclosed bin store, together with a cycle store. There is a customer car park, marked with 5 spaces.

Trowbridge, BA14 6GP

The property comprises of a ground floor convenience store, trading as The Co-operative Castle Mead, forming part of a three-storey block, which has residential flats on the upper floors. The main building is of cavity brick/block construction, beneath a pitched roof. Externally there is a dedicated surfaced car park for 12 vehicles,



## Viewing & Further Information

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including 2 disabled spaces.

Swindon, SN3 6FY

The property comprises of a ground floor convenience store, of a three-storey, modern residential block of cavity brick/block construction. Externally there are 10 car spaces (2 disabled) in front of the unit, and a further 3 to the side (Rainscombe Road) including 1 electric charging point.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building - Calne	2,011	186.83
Building - Trowbridge	4,047	375.98
Building - Swindon	5,044	468.60
<b>Total</b>	<b>11,102</b>	<b>1,031.41</b>

### Offers

Offers are sought in excess of £2,851,000 (Two Million Eight Hundred and Fifty-One Thousand Pounds), subject to contract and exclusive of VAT, equating to a net initial yield 6.34% rising to 7.27% by 2032, after usual purchasers' costs.

The vendor will consider selling each lot individually.

### EPC

Available upon request

### VAT

The properties are VAT registered and therefore VAT will be payable on the purchase. It is anticipated that the sale will be treated as a Transfer of Going Concern (TOGC).

### Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.