



Market Street, Swindon, SN1 1RZ

offers over **£200,000**

**richard  
james**





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freehold energy  
efficiency rating

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Freehold Property For Sale in the Town Centre!

Ideally located in the heart of Swindon, on the popular Market Street, with its high level of foot traffic and adjacent to the Brunel Shopping Centre and many car parks.

Offering approx. 1100sqft (102sqm) of space, with approval for A1/A2 Retail and Financial/Professional services. With over 670sqft to the ground floor and Two Bedrooms and Kitchen, to the first floor, ideal for owner occupation. The property is currently leased and achieving £12,000 p/a, which expires in June '23 but potential for extension or freedom to develop and run your own business.

Further features include PVCu Double Glazing, Gas Radiator Heating and Off Road Parking to the Rear.

For further details, please contact the Old Town Office.





## exceptional service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- Honest valuations in current market conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5\* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

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call us for a free  
valuation on your  
property

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[oldtown@richardjames.uk](mailto:oldtown@richardjames.uk)

Victoria Road | Old Town | SN1 3BD

**Ground Floor**  
Approx. 62.9 sq. metres (676.5 sq. feet)



**First Floor**  
Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 102.2 sq. metres (1099.9 sq. feet)

### Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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