

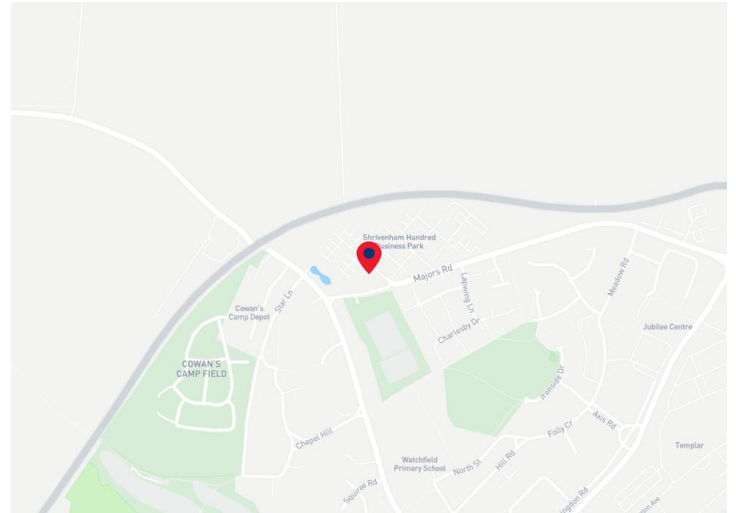


Unit 1 Shrivenham Hundred Business Park
Majors Road, Shrivenham, SN6 8TZ

**A MODERN END OF TERRACE
OPEN PLAN BUSINESS UNIT**

1,180 sq ft
(109.63 sq m)

- RARE OPPORTUNITY TO PURCHASE
- 5.1M EAVES
- GAS CENTRAL HEATING
- 5 PARKING SPACES
- 2 WC'S AND KITCHENETTE



Summary

Available Size	1,180 sq ft / 109.63 sq m
Price	£145,000.00 Exclusive
Rateable Value	£10,250.00
Rates Payable	£5,114.75 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	D (96)

Location

Shrivenham Hundred Business Park is situated close to the A420, linking Swindon to Oxford. The Estate lies approximately 7 miles east of Swindon. The neighbouring villages of Watchfield and Shrivenham offer a range of amenities within walking distance, including a Co operative convenience store, Subway and McDonalds. There is also a café and conference suite situated on site.

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<https://what3words.com/holds.stems.already>

Description

The property comprises an end of terrace, open plan modern business unit, with brick clad and glazed elevations, under a profile metal clad roof.

The accommodation comprises storage accommodation, which includes separate male and female WC facilities and a fitted kitchenette.

The property has a single phase electrical power supply and gas fired central heating.

There is the potential to add a mezzanine first floor, subject to freeholder and any other necessary consents.

Externally, there are 5 allocated car parking spaces with additional visitor parking available nearby.

Tenure

A 999 year long leasehold from 25th June 1987.

The ground rent is currently £250 per annum.

There is a service charge for the estate.

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these Regulations once terms have been agreed.

Viewings

Viewing and further information is strictly by prior appointment through the agent.



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