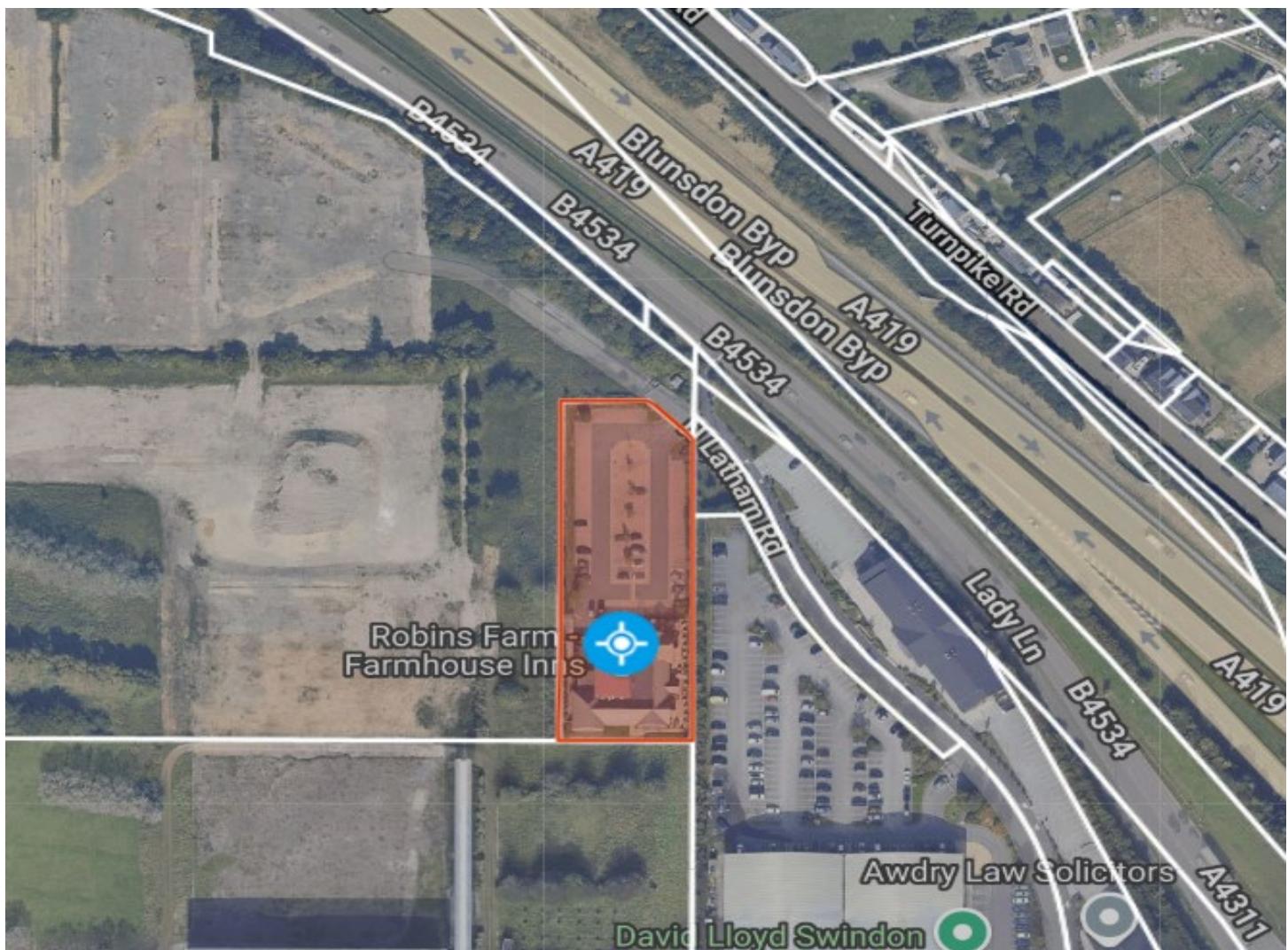


## FOR SALE / TO LET – OFFERS INVITED

### ROBINS FARM, V PARK, GATEWAY NORTH, LATHAM ROAD, SWINDON, SN25 4DL



- Substantial two storey detached property situated just off the A4198 which has a daily traffic flow of around 30,000 vehicles
- Prominent “gateway” location on Swindon’s principal Northern access route
- The property’s total GIA is circa 13,332 sq ft and it sits on a plot size amounting to around 1.55 acres
- Offers are invited on an unconditional and conditional (STP) basis
- Alternate use potential, subject to obtaining the necessary consents

## Location

Swindon is a large town in Wiltshire with a population of around 184,000 residents and is located around 39 miles east of Bristol and 30 miles south east of Cheltenham. It benefits from excellent transport links being situated just off the M4 motorway, A419 and A420, which connects it to the surrounding villages and towns. The subject property is located approximately 4 miles north of the town centre in the civil parish of Blunsdon. It occupies a prominent position just off the A4198 (daily traffic flow approx. 30,000 vehicles) which adjoins the A419 Blunsdon Bypass (daily traffic flow approx. 40,000 vehicles).

The surrounding area comprises of a number of commercial occupiers including David Lloyd Health Club, Harvester (restaurant), two large offices (Awdry Law Solicitors & Bloor Homes), Aldi superstore and Vygon (UK) Ltd. A 100,000+ sq ft warehouse facility is currently being constructed and marketed to let which is known as Icon 100. An outline planning application was submitted in January 2019 on a circa 16 acre parcel of land on the western boundary of the site for the erection of up to 159 dwellings with associated works – (Planning App Ref: S/OUT/19/0056). The application is pending decision. The Illustrative Masterplan from the planning application is included on page 5.

## Property Description

Robins Farm is a substantial two storey detached property of brick construction with painted and rendered elevations beneath numerous pitched and hipped roofs.

## Accommodation

The ground floor comprises of various interlinking trading areas that can accommodate around 250 covers, carvery station, large central servery and a children's indoor play area.

Ancillary areas include two sets of customer WC's (including disabled), large catering kitchen, wash up area, prep area, beer store, walk in fridge/freezer stores, lift and a number of storage areas.

The first floor comprises of a staff room, staff shower room, staff WC, office, boiler room, dry store, spirit cupboard and various storage areas. There are three flats located on this level which are used by staff and include:

Flat 1: Double bedroom, lounge/kitchen and a bathroom.

Flat 2: Double bedroom, lounge/kitchen and a bathroom.

Flat 3: Three bedrooms, lounge/kitchen and a bathroom.

The property's total Gross Internal Area is circa 13,332 sq ft and it sits on a plot size amounting to around 1.55 acres.

Externally, there is a seating area at the front and side of the pub which can accommodate around 125 covers, bin store, cycle store and car parking for around 95 vehicles.

## Tenure

Freehold. The site is held under two freehold Titles: WT416488 & WT416489. The Title Plans are included on page 6.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence.

## Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

The stock in trade is to be purchased additionally at valuation to include dry and wet stocks and trade glassware.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £53,000 with effect from 1st April 2023, rising to £68,000 on 1<sup>st</sup> April 2026. The domestic accommodation is within Band B for Council Tax purposes.

## VAT

VAT will be applicable on the sale of this property. TOGC may apply.

## EPC

The property has an EPC rating of Band B. A copy is available upon request.

## Virtual Tour

<https://my.matterport.com/show/?m=vXVaTitqNNF&help=1&gt;=1&ts=1>

## Viewings

The site is currently trading under management and therefore all viewings must be strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



Contact: Jack Sinclair

Tel: 07823 334 750

Email: jack@wtscommercial.co.uk



Contact: Richard Tole

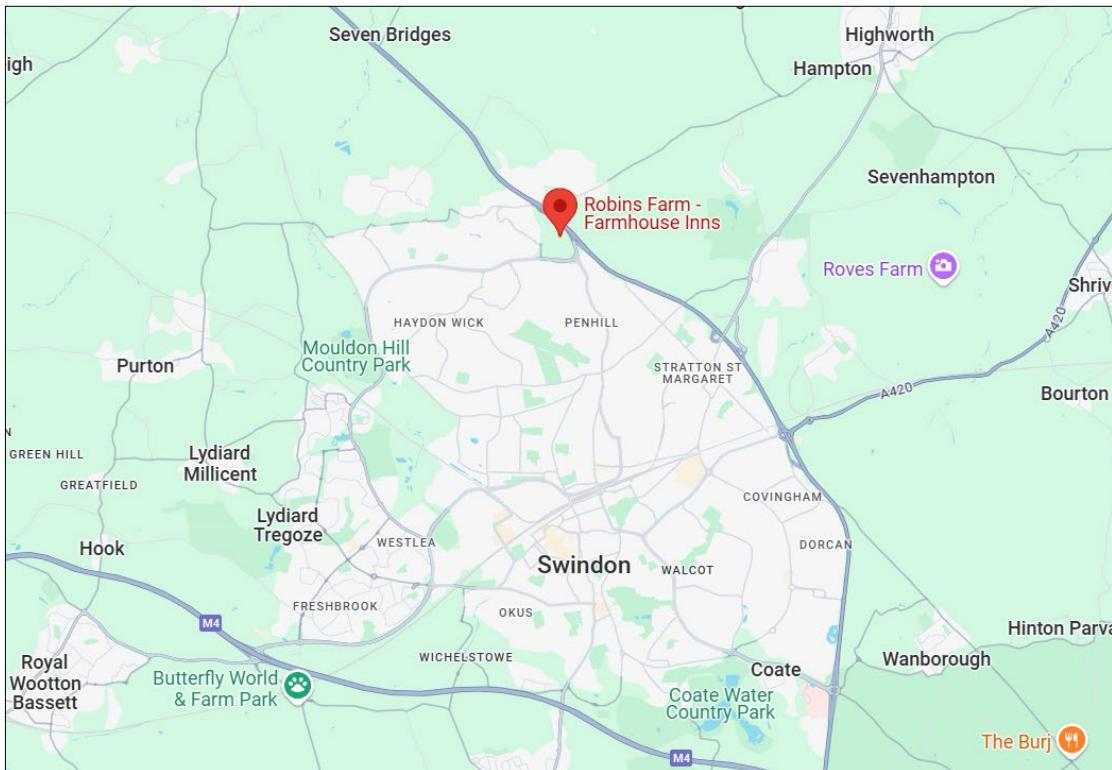
Tel: 07917 088 221

Email: richard@wtscommercial.co.uk





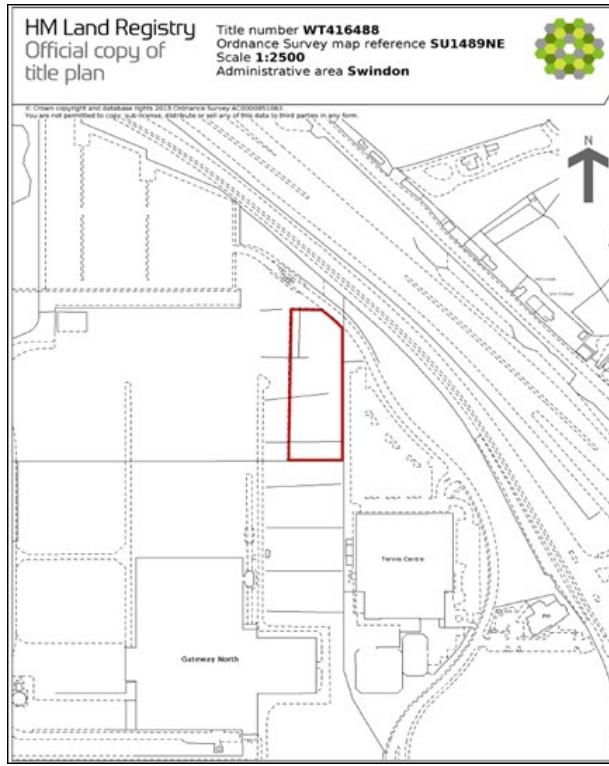
## Location Plan



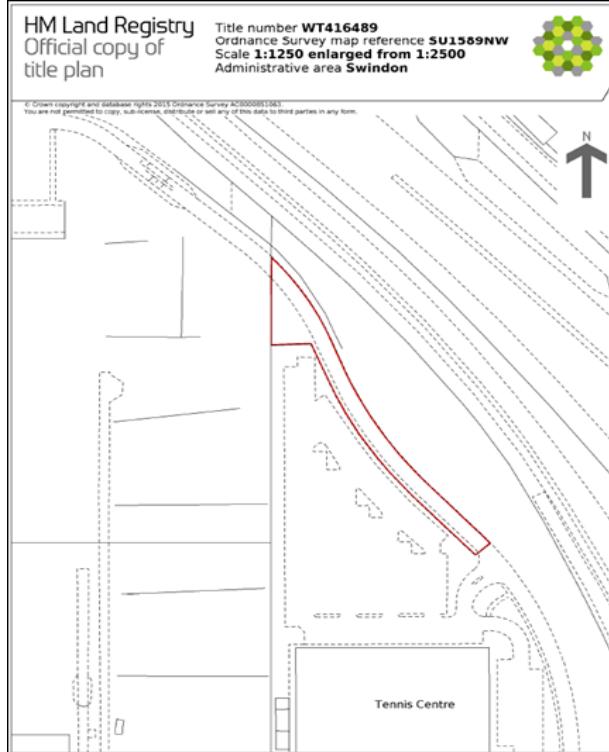
Illustrative Masterplan of adjacent site – (Planning App Ref: S/OUT/19/0056)



## Pub Title Plan

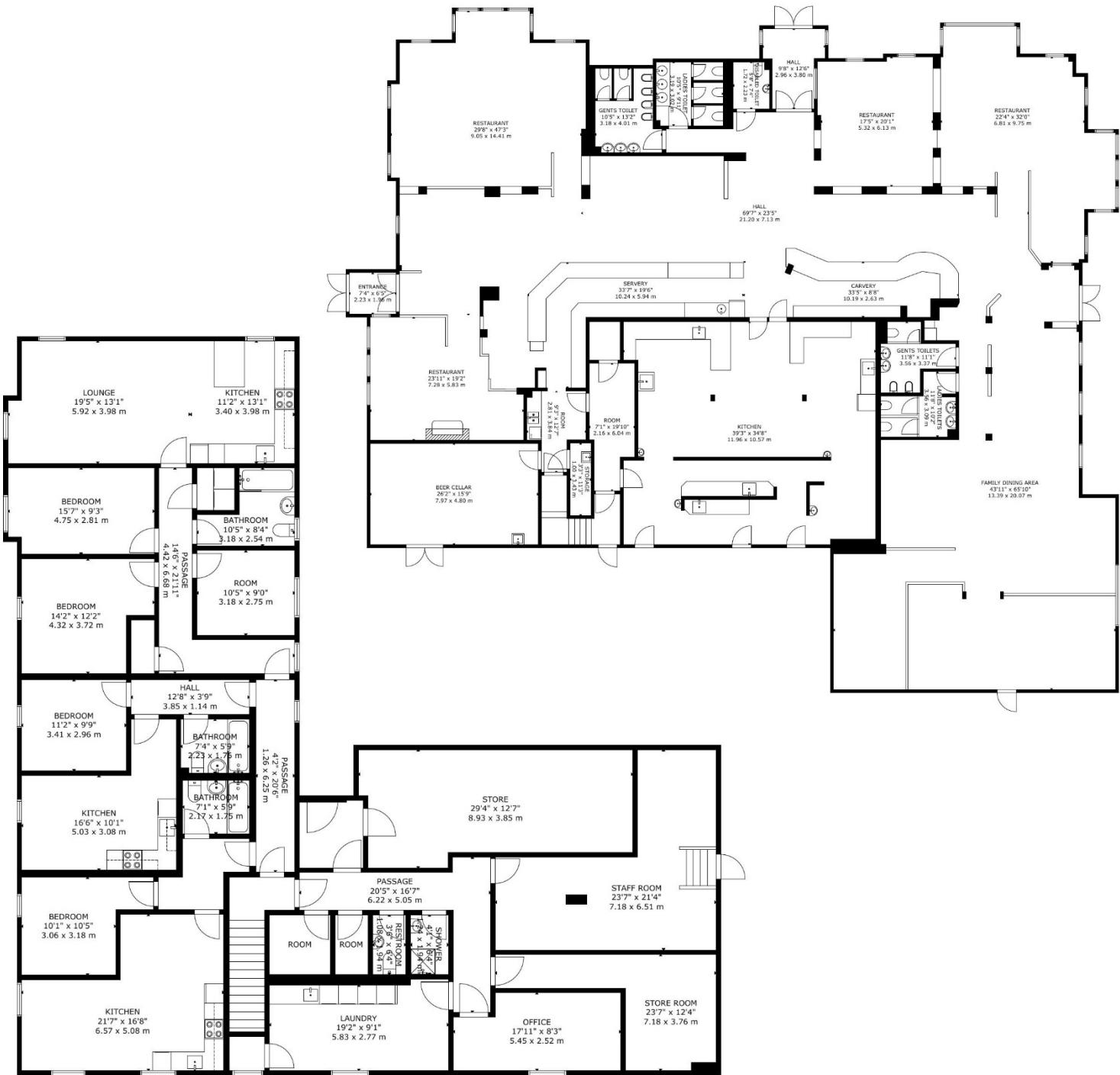


## Access Road Title Plan



### Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.



GROSS INTERNAL AREA  
TOTAL: 1,238 m<sup>2</sup>/13,332 sq ft  
GROUND FLOOR: 886 m<sup>2</sup>/9,541 sq ft, FIRST FLOOR: 352 m<sup>2</sup>/3,791 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## Our Services & Offices

