

4 bedroom flat in Swindon (1,700 GBP)



Location **South West, Wiltshire**
<https://www.freeadsz.co.uk/x-446923-z>

4 Bed Flat To Let: JDS Property Group are delighted to offer this Commercial shop with a 4 bed flat above, in the heart of Rodbourne road. On the lower floor the property comprises of a great size shop area, with ceiling spotlights, new shopfront windows and doors, 24 hours CCTV, carpeted floors & comes with its own kitchen area and toilet facilities. Above the shop there is a spacious 3 bed flat, with kitchen and toilet facilities on the lower floor double glazed windows, gas central heating, carpeted and wood floorings and comes with its own entrance via Thomas Street. The flat above the shop currently brings in a rental income of £700.00 P.C.M and the commercial unit below brings in £650.00, As this property is a corner plot you could apply for an A3 / A4 / A5 licence for a takeaway / chip shop etc. – (Subject to planning permission), Property can be purchased with the long term tenants, but the shop will be sold with vacant possession. Entrance: The property is entered through a Upvc and glass front entrance door into the shop area. Shop Area: 19' 3" x 10' 8" (5.86m x 3.25m), Shop front onto Rodbourne Road. Radiator. Spotlighting. Pendant lighting. Storage cupboard. Side area comprises of further radiator. Doorway to rear lobby. Rear Lobby Area: Shelving. Upvc door leading to Thomas Street. Secondary lockable door leading to the accommodation which comprises of: Internal hallway: Kitchen: 9' 11" x 9' 2" (3.02m x 2.79m), Comprises of a range of wall and base units. One and a half bowl sink unit with mixer taps. Wall mounted gas central heating boiler. Upvc obscure glazed door to rear garden with access onto Thomas Street. Bathroom: Comprises of panelled bath with shower attachment. Wash hand basin. WC. Tiled floor. Tiled walls. Obscure glazed window to side elevation. Utility Area: Plumbing for automatic washing machine. Lounge: 13' 9" x 12' 5" (4.19m x 3.78m), Double banked radiator. Coved ceiling. Feature archway to dining room. Dining Room: 9' 11" x 8' 9" (3.02m x 2.66m), Sliding patio doors to rear

garden. Staircase leading to first floor. Landing: Access to loft space. Bedroom 1: 12' 2" x 11' 2" (3.71m x 3.40m), Double banked radiator. Bedroom 2: 12' 2" x 9' 2" (3.71m x 2.79m), Double banked radiator. Bedroom 3: 9' 9" x 2' 7" (2.97m x 0.81m), Double banked radiator. Built in wardrobe housing. Hot water tank with overflow. Outside Garden: Enclosed rear garden with paved area. Access onto Thomas Street. Outside lighting. Genuine offers invited. For further information call our letting team or

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