

# For Sale - Investment Opportunity

Hoopers Place, Old Town, Swindon, SN1 3RA

richard  
james



**\*\* INVESTMENT OPPORTUNITY \*\* C. 7.5% YIELD \*\***

**Unit 1: Tree Nightclub**

Lease Term: 10 years (from 2016)

Size: 9,505 sq ft

A spacious and popular nightclub, serving as a prominent venue for entertainment and social gatherings.

**Unit 2: Subway**

Lease Term: 10 years (from 2024)

Size: 1,119 sq ft

A well-known fast-food franchise, offering a reliable rental income from a brand with strong customer loyalty.

**Unit 3: Anytime Fitness**

Lease Term: 15 years (from 2009)

Size: 4,434 sq ft

A well recognised fitness centre providing 24/7 access, ensuring consistent membership engagement and revenue.

**Key Highlights:**

**High-Yield Investment:** Benefit from a mix of entertainment, food service, and fitness tenants, each contributing to a diverse income stream.

**Desirable Location:** Situated in Old Town, Swindon, an area known for its vibrant community, historical significance, and strong footfall.

**Secure Leases:** Long-term leases with established tenants, providing stability and predictability in income.

Interested parties are encouraged to contact us for detailed lease information and to arrange a viewing. All contract terms are available through the acting solicitor.



## Offers

Offers should be submitted in writing to Ellis via email.



**Ellis Smith**

Land and Investment Manager

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

## Tenure

Freehold

## Anti Money Laundering

Purchasers will be required to provide proof of identity information in order that Anti-Money Laundering checks can be undertaken, before an offer can be accepted.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## Closing Date

Offers should be submitted no later than:

**12 noon on the 23rd July 2024**

Information you should include in the offer pack:

- Offer amount
- Details of the offer i.e any special conditions, deductions/assumptions.
- Proof of Funding
- Solicitors Details
- Timescales for Exchange and Completion

# Land & Investments

Gemini House  
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