

Salisbury
3A North Street
Wilton
Wiltshire
SP2 0HA

- **Freehold Shop Investment**
- Entirely let to One Stop Stores Limited
- Lease expires in 2030 (1)
- Rent Review in 2020
- No VAT applicable
- Town centre location opposite Market Place
- Current Rent Reserved
£17,000 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure

Freehold.

Location

The cathedral city of Salisbury, with a population of some 40,000, is a major commercial, tourist and administrative centre serving a wide catchment area. The city has good road communications being south of the A303 and served by the A30, A36, A338 and A354 roads and also benefits from rail services to London and the South West. The property, which is in a Conservation Area, is situated in the attractive town centre of Wilton, some three miles west of the city centre, on the west side of North Street opposite Market Place. Occupiers close by include Lloyds Pharmacy (adjacent), Lloyds Bank and Co-op, amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with first floor storage accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	8.0 m	(26' 3")
Net Frontage	6.9 m	(22' 8")
Shop Depth	13.35 m	(43' 9")
Built Depth	20.5 m	(67' 3")
First Floor	60.5 sq m	(651 sq ft)

Tenancy

The entire property is at present let to ONE STOP STORES LIMITED for a term of 15 years from 25th March 2015 at a current rent of £17,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. (1)There is a lessee's break option at the end of the 10th year.

Tenant Information

No. of Branches: 500.

Website Address: www.onestop.co.uk

For the year ended 27th February 2016, One Stop Stores Limited reported a turnover of £958.6m, a pre-tax profit of £15m, shareholders' funds of £294.5m and a net worth of £174.1m. (Source: Experian 19.01.2017.) One Stop is a subsidiary of Tesco plc.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate

EPC Rating 62 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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