



Tenure

Long leasehold. Held on two leases for a term of 125 years from 12th December 1979 (thus having some 93 years unexpired) from Wiltshire Council at a fixed ground rent of £10 per annum.

Location

The cathedral city of Salisbury, with a population of 65,000, is a major commercial, tourist and administrative centre serving a wide catchment area. The city has good road communications being served by the A30, A36, A345 and A360 roads and also benefits from regular rail services to London and the south-west.

The property is situated on the north side of Fisherton Street at its junctions with Summerlock Approach in the town centre.

Occupiers close by include the City Hall (opposite), Domino's, Ladbrokes and a variety of local traders and restaurants.

Description

The property is arranged on ground and one upper floor to provide a ground floor furniture showroom together with self-contained offices arranged on first and second floors. The offices benefit from ground floor access from Summerlock Approach. To the rear of the property there is additional land used for car parking by Wilson Solicitors LLP.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 78 Salisbury**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Multi York Furniture Ltd (1)	Gross Frontage 16.30 m (53' 6") Net Frontage 14.32 m (46' 11") Built Depth (max) 47.00 m (154' 3") Ground Floor 623 sq m (6,706 sq ft)	10 years from 27.01.2005 Rent review on 01.01.2010 IR & I	£47,500 p.a.	Reversion 2015
Part Ground, First & Second Car Park licence to Wilson Solicitors	Wilson Solicitors LLP	First Floor 592 sq m (6,372 sq ft) Second Floor 129 sq m (1,389 sq ft) Total 721 sq m (7,761 sq ft)	A lease expiring 01.09.2011 to 31.12.2012 (2)	£90,337.50 p.a.	Reversion 2012

(1) For the year ended 3rd October 2010, Multi York Furniture Ltd reported a turnover of £44.320m, a pre-tax profit of £650,000 and a net worth of £17.824m. (Source: riskdisk.com 19.12.2011.)

(2) Plus additional land to the rear presently used for Car Parking on a licence basis by Wilson Solicitors

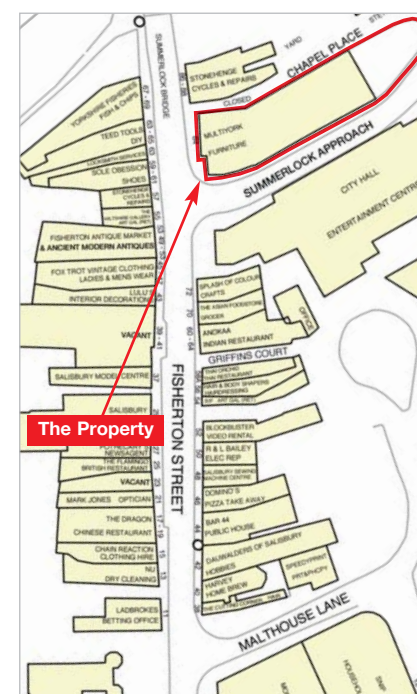
Total £137,837.50 p.a.

Salisbury Fisher House 84 Fisherton Street & Car Park Wiltshire SP2 7QY

- **Leasehold Shop and Office Investment**
- Shop let to Multi York Furniture Ltd
- Offices let to Wilsons Solicitors LLP
- City centre position
- Shop Reversion 2015
- **Total Current Rents Reserved
£137,837.50 pa**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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

Seller's Solicitor Ms K Suddick, Berwin Leighton Paisner LLP. Tel: 0203 400 1000 Fax: 0203 400 1111 e-mail: kate.suddick@blplaw.com