

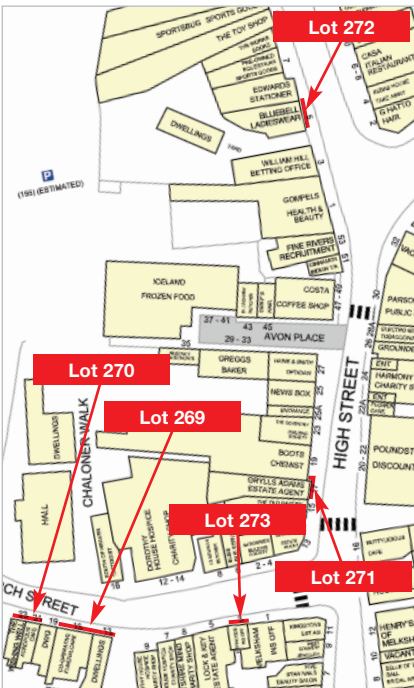
# Melksham

Properties at Bank Street, SN12 6LE,  
High Street, SN12 6JY  
and Church Street,  
SN12 6LS  
Wiltshire

- Portfolio of Six Shops and Four Flats in Attractive Town Centre
- Tenants include Co-operative Funeralcare
- To be offered in five lots
- Rent Reviews and Reversions from 2018
- Total Current Rents Reserved

**£93,060 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



Lot 273



Lots 269/270

## Tenure

Freehold.

## Location

Melksham is an attractive Wiltshire market town, located 11 miles east of Bath and 6 miles south of Chippenham. The town is situated on the A350, which provides access to the M4 Motorway (Junction 17) about 11 miles to the north.

The properties are situated in the town centre shopping areas. Other occupiers serving the town include Waitrose, Superdrug, Barclays, Costa Coffee, Specsavers and Boots.

## Description

The properties are predominantly arranged on ground and one or two upper floors to provide in total six shop units, four of which have flats on the upper floors, having access from the front or side.

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

## Energy Performance Certificate

Range from EPC Rating 87-199 Bands D-G (Copies 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

**Seller's Solicitor** Alaina Owen, Wansbroughs Solicitors. Tel: 01380 733300 e-mail: [alaina.owen@wansbroughs.com](mailto:alaina.owen@wansbroughs.com)  
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LOTS 269-273

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
269	15/17 Church Street	Funeral Services Ltd (t/a Co-operative Funeralcare)	Gross Frontage 12.95 m (42' 6")	10 years from 01.02.2011 Rent review every 5th year IR & I	£15,500 p.a.	Reversion 2021
	15A	Individual	First & Second Floor Flat	Assured Shorthold Tenancy from 16.09.2017	£7,800 p.a.	
	Total Lot 269				£23,300 p.a.	
270	21 and 23 Church Street	Individual (t/a Acropolis)	Gross Frontage 2.85 m (9' 4") Built Depth 11.50 m (37' 8") First Floor Flat	15 years from 30.09.2013 Rent review every 3rd year IR & I	£14,000 p.a.	Rent Review 2019
	21A Church Street	Individual (t/a Wishing Well)	Gross Frontage 3.85 m (12' 7") Shop Depth 8.30 m (27' 3")	1 year from 10.02.2017 IR & I	£7,800 p.a.	Reversion 2018
	Total Lot 270				£21,800 p.a.	
271	17 High Street	Grylls Adams Ltd (Estate Agents)	Gross Frontage 5.20 m (17' 1") Built Depth 18.30 m (60' 0")	10 years from 01.03.2015 Rent review every 5th year FR & I	£12,000 p.a.	Rent Review 2020
	First Floor Flat	Individual	First and Second Floor Flat	Assured Shorthold Tenancy from 09.09.2017	£6,960 p.a.	
	Total Lot 271				£18,960 p.a.	
272	5 Bank Street	Individual (t/a Bluebell Ladieswear)	Gross Frontage 6.75 m (22' 2") Built Depth 12.50 m (41' 0")	3 years from 20.07.2017 IR & I	£11,000 p.a.	Reversion 2020
	First Floor Flat	Individual	First Floor Flat	Assured Shorthold Tenancy from 01.09.2017	£5,400 p.a.	
	Total Lot 272				£16,400 p.a.	
273	3 Church Street	Heywood Financial Ltd	Gross Frontage 4.70 m (15' 5") Built Depth 7.50 m (24' 7") First and Second Floor Ancillary	6 years from 01.10.2012 Rent review every 3rd year IR & I	£12,600 p.a.	Reversion 2018
Total					£93,060 p.a.	