

# Westbury

## 13/113 High Street

### Wiltshire

### BA13 3BN

- Freehold Shop and Ground Rent Investment
  - Precinct location next to Boots
  - Lock-up let on a new lease
  - Rent Review 2020
  - Total Current Rents Reserved
- £12,052 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

Westbury is situated 16 miles south-east of Bath and 27 miles north-west of Salisbury in an attractive area of West Wiltshire adjoining Salisbury Plain. The town serves a population of some 14,000, together with a regular tourist influx due to the proximity of the historic White Horse, carved into the hills to the east of the town.

The town's main shopping is centred on the modern precinct in the High Street and the property is situated adjacent to a branch of Boots. Other occupiers close by include Ladbroke's, McColl's, Barclays and a Morrisons supermarket.

#### Description

The property is arranged on ground and two upper floors to provide a lock-up shop unit trading as a café, together with a flat on the first and second floors above, which has been sold on a long lease.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

13 High Street - EPC Rating 90 Band D (Copy available on website).  
113 High Street - For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop 13 High Street	Conrad Burrows	Gross Frontage 5.35 m Net Frontage 4.95 m Ground Floor 80.9 sq m	6 years from 01.03.2017 Rent Review after 3 years IR & I	£12,000 p.a.	Rent Review 2020
Flat 113 High Street	Individual	First and Second Floor Flat	999 years from 12.02.1986	£52 p.a.	Reversion 2985

**Total £12,052 p.a.**

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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