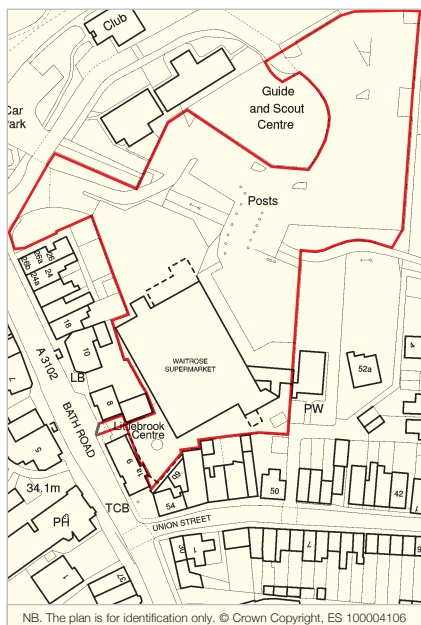


# Melksham Waitrose Bath Road Wiltshire SN12 6LP

- **Freehold Supermarket Investment**
- Let to Waitrose Ltd until 2025
- Comprises 1,760.4 sq m (18,949 sq ft) purpose built supermarket
- Includes car parking for 136 vehicles on a 0.91 hectare (2.27 acre) site
- Located in affluent Wiltshire town
- Rent Review 2020
- Current Rent Reserved  
**£235,000 pa**

**On the Instructions of a Major Property Company**

**SIX WEEK COMPLETION AVAILABLE**



## Tenure

Freehold.

## Location

Melksham is a Wiltshire market town located some 6.5 miles south of Chippenham and 11 miles east of Bath. The town is located on the A350 which provides access to Junction 17 of the M4 Motorway, some 11 miles to the north. The A350 provides good access throughout the region and links to the A303 dual carriageway some 22 miles distant.

The property is situated on the east side of Bath Road (A3102), close to its junction with Union Street, a short distance north of the town centre. The surrounding area is mixed residential and commercial use and nearby retailers within the town centre include Costa, Barclays, Boots, Specsavers and Superdrug amongst many others.

## Description

The property is arranged on a site extending to 0.91 hectares (2.27 acres), part of which was a former gas works and now provides a detached purpose built supermarket arranged over ground and first floors. Externally, the property benefits from an extensive car park for approximately 136 vehicles, together with separate loading/service area. Vehicular access is from Bath Road, whilst there is also separate pedestrian entrance.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>1,402.9 sq m</b>	<b>(15,101 sq ft)</b>
<b>First Floor</b>	<b>357.5 sq m</b>	<b>(3,848 sq ft)</b>
<b>Total</b>	<b>1,760.4 sq m</b>	<b>(18,949 sq ft)</b>

## Tenancy

The entire property is at present let to WAITROSE LIMITED, guaranteed by Somerfield Stores Limited, for a term of 35 years from 23rd April 1990 at a current rent of £235,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

No. of Branches: 350.

Website Address: [www.waitrose.com](http://www.waitrose.com)

For the year ended 30th January 2016, Waitrose Limited reported a turnover of £5,966,600,000, a pre-tax profit of £66,600,000, shareholders' funds of £1,034,700,000 and a net worth of £930,300,000. (Source: Experian 13.04.2017.)

## VAT

VAT is 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

EPC Rating 54 Band C (Copy available on website).

## Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 100 Melksham**.

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** Michael Scott, Addleshaw Goddard LLP. Tel: 0207 788 5056 e-mail: [michael.scott@addleshawgoddard.com](mailto:michael.scott@addleshawgoddard.com)

