

Devizes 47 Hillworth Road Wiltshire SN10 5HB

- **Freehold Convenience Store and Residential Investment**
- Comprising a shop and a three bedroom flat
- Includes a post office counter
- Lease expires 2034 (no breaks)
- 2.25% per annum compound uplift at review (1)
- Lease guaranteed by Bestway Wholesale Limited (2)
- Current Rent Reserved
£35,766 pa⁽¹⁾

**A SIX WEEK OR LONGER
COMPLETION PERIOD IS
AVAILABLE ON REQUEST**



Tenure

Freehold.

Location

The attractive market town of Devizes in the county of Wiltshire has a resident population of 13,200 and stands on the eastern edge of the Vale of Pewsey. It is located 11 miles south-east of Chippenham, 11 miles east of Trowbridge and 19 miles south-west of Swindon. Road communications are good, with the town being located at the junction of the A361 and A342 which leads to Junction 17 of the M4 Motorway.

The property is situated on the south side of Hillworth Road, between its junctions with Hartmoor Road and The Moorlands. The property is located in a densely populated residential area.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with a post office counter. There is a large self-contained three bedroom flat above the shop which is accessed from the side of the property.

The property provides the following accommodation and dimensions:

Ground Floor 168.25 sq m (1,811 sq ft)
First Floor Flat – Four Rooms, Kitchen, Bathroom

Tenancy

The entire property is at present let to BESTWAY RETAIL LIMITED, guaranteed by Bestway Wholesale Limited (2), for a term of 20 years from 15th September 2014 at a current rent of £32,000 per annum. The lease provides for 2.25% per annum compound uplifts every fifth year of the term and contains full repairing and insuring covenants.

(1) The current passing rent is £32,000 per annum, which will rise to £35,766 per annum on 15th September 2019. The Vendor will top up the rent from completion until 15th September 2019.

Tenant Information

(2) Guaranteed by Bestway Wholesale Limited until Bestway Retail Limited posts two consecutive years' net profit at Companies House exceeding £10 million.

Bestway Retail Limited operates approximately 182 stores and supplies a further 500 (approximately) convenience stores, which are operated by other companies.

Website Address: www.bestway.co.uk

For the year ended 30th June 2017, Bestway Wholesale Limited (the Guarantor) reported a turnover of £1.651bn, a pre-tax profit of £6.354m, shareholders' funds of £88.162m and a net worth of £85.255m. (Source: Experian 09.08.2018.)

VAT

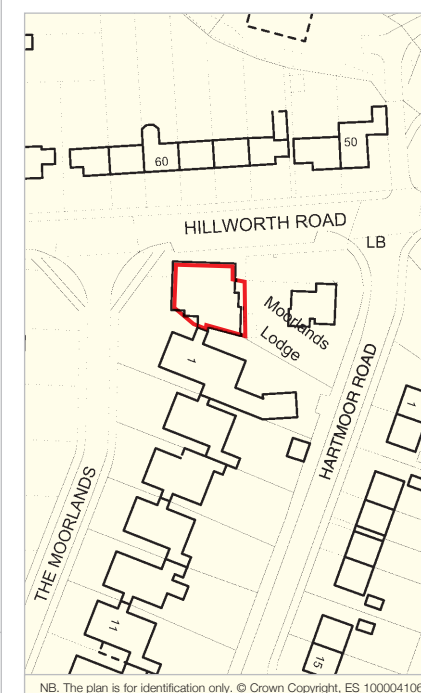
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 75 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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