

# Salisbury

## 44-50 New Canal

### Wiltshire

### SP1 2AQ

- **First Class Freehold Shop Investment**
- Comprises two shops with three floors of offices above
- Majority let to Carphone Warehouse Limited
- Vacant possession of 117.4 sq m (1,264 sq ft) second floor offices
- Reversions from 2017
- Total Current Rents Reserved **£159,000 pa**  
**Plus vacant possession of second floor offices**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### 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 in the heart of the town centre in a prominent corner position on New Canal opposite Old George Mall and diagonally opposite Marks & Spencer.

Other occupiers close by include Next, Russell & Bromley, Topshop, Austin Reed, Jigsaw, Boots, Clarks, White Stuff, L'Occitane, Vision Express, Goldsmiths and Ernest Jones.

#### Description

The property is arranged on ground and three upper floors to provide two ground floor shop units together with three floors of self-contained offices above which are separately accessed from New Canal.

#### VAT

VAT is 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

EPC Rating 84 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
44-48	The Carphone Warehouse Limited (1)	Main Gross Frontage 11.65 m (38' 2") Net Frontage 9.95 m (32' 7") Return Gross Frontage 8.45 m (27' 8") Return Net Frontage 6.4 m (20' 11") Shop Depth 7.75 m (25' 5") Built Depth 11.3 m (37') Ground Floor 102.3 sq m (1,100 sq ft)	10 years from 15.09.2008 Rent review in the fifth year FR & I	£110,000 p.a.	Reversion 2018
50	Gadgets 4 UK Retail Limited (2) (t/a Fone World)	Gross Frontage 5.05 m (16' 6") Net Frontage 3.6 m (11' 9") Shop Depth 9 m (29' 6") Built Depth 11.7 m (38' 4") Ground Floor 43.5 sq m (468 sq ft) First Floor 38.8 sq m (417 sq ft)	5 years from 27.01.2014 FR & I	£30,000 p.a.	Reversion 2019
44 First	Meridian (Recruitment)	First Floor Offices 106.3 sq m (1,144 sq ft)	Term of years from 26.01.2010 to 02.03.2018 Rent review every in the third year (3). FR & I	£11,500 p.a.	Reversion 2018
44 Second	Vacant	Second Floor Offices 117.4 sq m (1,264 sq ft)			
44 Third	James Webber Recruitment	Third Floor Offices 116.6 sq m (1,256 sq ft)	Term of years from 20.12.2011 to 31.03.2017 FR & I	£7,500 p.a.	Reversion 2017

- (1) The tenant forms part of Carphone Warehouse Group plc which is a leading telecommunications retailer with circa 2,000 stores across 7 European countries. (Source: [www.cpwplc.com](http://www.cpwplc.com).) For the year ended 30th March 2013, The Carphone Warehouse Limited reported a turnover of £1.671 billion, a pre-tax profit of £98.895 million and a net worth of £864.975 million. (Source: [riskdisk.com](http://riskdisk.com) 09.06.2014.)
- (2) The Vendors hold a £10,000 rent deposit.
- (3) The lease contains a tenant's option to break on 2nd September 2015.

**Total £159,000 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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