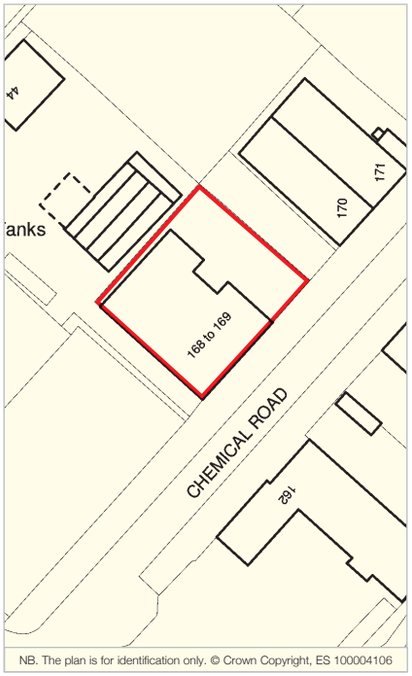
LOT **61**

Westbury

168-169 Chemical Road West Wilts Trading Estate Wiltshire BA13 4JN

- **Freehold Industrial Ground Rent Investment**
- Located on an established industrial estate
- Entirely let until 2122 (no breaks)
- 0.11 hectare (0.26 acre) site
- Rent Review 2017 (outstanding)
- Current Rent Reserved

£5,750 pa



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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 property is situated on the north side of Chemical Road, within an established industrial estate approximately 2 miles to the north-west of the town centre.
Occupiers close by include Buildbase (building and timber supplies) amongst a variety of others.

Description
The property comprises a rectangular plot of some 0.11 hectares (0.26 acres) with two Nissen huts located on site.

The property provides the following accommodation and dimensions (1):

Ground Floor	**627.09 sq m**	**(6,750 sq ft)**

(1) Areas provided by Vendor.

Tenancy
The entire property is at present let to WESTERN SKIP HIRE LTD for a term of 125 years from 1st August 1997 at a current rent of £5,750 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
Website Address: www.westernskiphire.co.uk
For the year ended 30th June 2017, Western Skip Hire Ltd reported a nil turnover, nil pre-tax profit and shareholders' funds and a net worth of £481,018. (Source: Experian 13.02.2018.)

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see 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 Idnan Liaqat, Axiom Stone. Tel: 0208 951 6989 e-mail: il@axiomstone.co.uk