

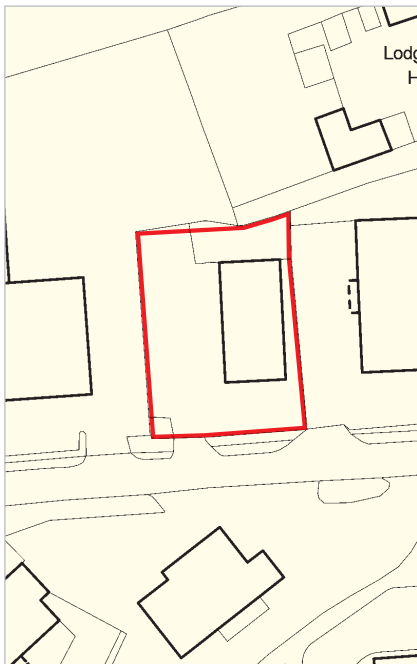
Westbury

31C Link Road
West Wilts Trading
Estate
Wiltshire
BA13 4JB

- **Freehold Industrial Ground Rent Investment**
- Established industrial trading estate
- Enclosed site of 0.139 hectares (0.343 acres)
- Rent Review September 2015
- Current Rent Reserved

£8,701 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Westbury is an attractive Wiltshire market town situated to the west of Salisbury Plain, with a population of approximately 11,000. The town is situated some 4 miles south of Trowbridge on the busy A350 which provides a direct link between the M4 (Junction 17) and the A303. The property is situated on the north side of Link Road on the established West Wilts Trading Estate. It benefits from almost immediate access to Hawkeridge Road (B3097) that leads to A350, the main road between Chippenham and Westbury. Occupiers close by include Wheelers, Spectra, Wiltshire Caravans, Players Snooker/Social Club and Rygor Commercials (Mercedes Benz Commercial Dealership).

Description

The property is arranged on ground floor only to provide an industrial unit with integrated offices and which is currently trading as a car parts centre. The property is located on a broadly rectangular, enclosed site with an area of approximately 0.139 hectares (0.343 acres).

The property provides the following accommodation and dimensions:

Ground Floor (GIA) 253.20 sq m (2,725 sq ft)

Eaves Height 4.3 m

Tenancy

The entire property is at present let to DW EDGINGTON ESQ for a term of 99 years from 29th September 1991 at a current rent of £8,701 per annum. The lease provides for rent reviews every third year of the term and contains repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.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

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