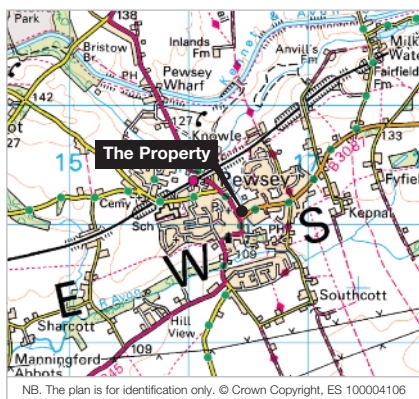
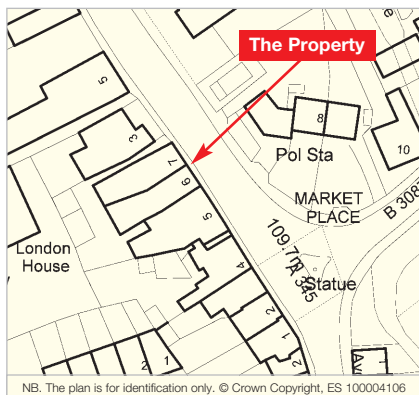


## Pewsey

### 3-4 London House, 5 Market Place, Wiltshire SN9 5AA

- Two Freehold Mixed Use Buildings
- Arranged to provide Two Shops and Six Self-Contained Flats
- Centrally located
- Total Current Rent Reserved  
**£55,300 per annum (equivalent)**



#### Seller's Solicitor

Messrs Winton Raynes & Co (Ref: P Winton).  
Tel: 0179 352 2688.  
Email: peter@wintonraynes.co.uk

#### INVESTMENT – Freehold Buildings



#### Tenure

Freehold.

#### Location

The property is situated on the west side of North Street close to its junction with High Street. Forming part of an established parade of shops the property offers retailing to the local community together with town centre residential accommodation. Pewsey Rail Station is only 0.25 miles to the north and offers direct services to Reading with journey times as short as 32 minutes. The A419 which runs to the east of the town offers direct access to the M4 (Junction 15).

#### Description

The property comprises two mid terrace buildings arranged over ground and two upper floors. The properties are internally arranged to provide a total of two shops and six self-contained flats. A side alley leads to the rear.

#### Accommodation and Tenancies

The property was not internally inspected by Allsop. The information set out in the schedule of Accommodation and Tenancies below was provided by the Vendor.

No.	Floor	Type	Accommodation	Terms of Tenancy	Current Rent £ p.a.
	Ground	Shop	Lock-Up Shop	Let for a term of 25 years from 13th December 2005. The lease provides for rent reviews every 3 years	£11,000 p.a.
	Ground	Shop	Lock-Up Shop	Let for a term of 5 years from 1st March 2014. The tenant has an option to determine at the end of Year 3	£5,000 p.a.
A	First	Flat	One Bedroom Accommodation	AST for a term of 6 months from 31st March 2014	£6,480 p.a.
B	First	Flat	One Bedroom Accommodation	AST for a term of 6 months from 27 August 2014	£6,420 p.a.
C	Second	Flat	One Bedroom Accommodation	AST for a term of 12 months from 22nd March 2013	£6,480 p.a.
D	Second	Flat	One Bedroom Accommodation	AST for a term of 12 months from 25th June 2013	£6,420 p.a.
E	Third	Flat	One Bedroom Accommodation	AST for a term of 12 months from 18th February 2013 (1)	£6,300 p.a.
F	Third	Flat	One Bedroom Accommodation	AST for a term of 12 months from 26th April 2013	£6,300 p.a.

(1) Holding over. Tenant served notice to vacate from 17th May 2014.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.