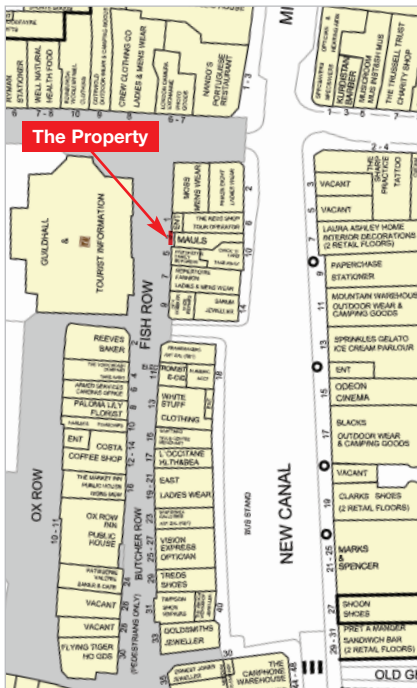


# Salisbury 3 Fish Row Wiltshire SP1 1EX

- **Attractive Grade II Listed Freehold Leisure Investment**
- Let to Mauls Wine & Cheese Bar Ltd on a lease expiring in 2027 (1)
- Pedestrianised town centre location close to Nando's and Odeon Cinema
- Fixed annual rental uplifts of £750 p.a. until 2021
- Two month rent deposit
- Current Rent Reserved  
**£28,000 pa**  
**Rising to £28,750 pa on 17.11.2018**

**COMPLETION 30TH APRIL 2018**



## Tenure

Freehold.

## Location

The cathedral city of Salisbury, with a population of some 40,000, is a major commercial, tourist and administrative centre serving a wide catchment area. The city has good road communications, being south of the A303 and served by the A30, A36, A338 and A354 roads, and also benefits from rail services to London and the South West. The property is situated in the heart of the town centre on the south of the pedestrianised Fish Row, close to Market Place. The property is also accessed via New Canal.

Occupiers close by include Nando's, Moss, Crew Clothing, Marks & Spencer, Odeon Cinema, Costa Coffee, Starbucks, Pret a Manger, Russell & Bromley and Laura Ashley, amongst many others.

## Description

This listed property is arranged on ground and one upper floor to provide a wine bar, with customer seating and WC on the first floor and an attic store. There is frontage to both Fish Row and New Canal.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>4.15 m</b>	<b>(13' 7")</b>
<b>Net Frontage</b>	<b>3.50 m</b>	<b>(11' 6")</b>
<b>Shop and Built Depth</b>	<b>16.65 m</b>	<b>(54' 7")</b>

<b>Ground Floor</b>	<b>50.75 sq m</b>	<b>(546 sq ft)</b>
<b>First Floor</b>	<b>33.50 sq m</b>	<b>(361 sq ft)</b>
<b>Attic Floor</b>	<b>5.40 sq m</b>	<b>(58 sq ft)</b>
<b>Total</b>	<b>89.65 sq m</b>	<b>(965 sq ft)</b>

## Tenancy

The entire property is at present let to MAULS WINE & CHEESE BAR LTD for a term of 10 years from 17th November 2017 at a current rent of £28,000 per annum. The lease provides for fixed annual uplifts of £750 per annum in the first five years of the term (to £31,000 per annum on 17th November 2021), a rent review at the fifth year of the term and contains full repairing and insuring covenants. The landlord holds a 2 month rent deposit.

(1) There is a lessee's break option at the end of the fifth year of the term.

## Tenant Information

Website Address: [www.maulswinebar.com](http://www.maulswinebar.com)

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.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** D Stanton Esq, Kiteleys Solicitors. Tel: 01202 393506 e-mail: [daniel.stanton@kiteleys.co.uk](mailto:daniel.stanton@kiteleys.co.uk)