

Melksham

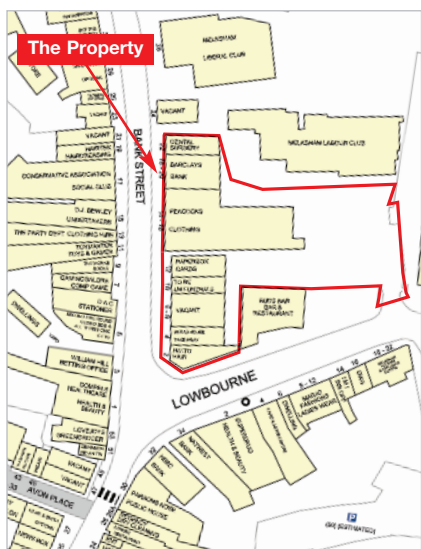
2-22 Bank Street Wiltshire SN12 6LG

- **Freehold Shopping Parade Investment**
- Includes two vacant shops
- Tenants include Barclays Bank plc, Whitecross Dental Care Ltd and Peacocks Stores Ltd
- On-site car parking to rear
- Rent Reviews and Reversions from 2014
- Total Current Rents Reserved

£142,700 pa

(Subject to Completion of Letting of 6/8 Bank Street)

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Melksham is a Wiltshire market town located some 5 miles south of Chippenham and 10 miles east of Bath. The town is located on the A350 which provides access to Junction 17 of the M4 Motorway, some 12 miles to the north. The A350 provides good access throughout the region and links to the A303 dual carriageway, some 22 miles distant.

The property is situated on the eastern side of Bank Street, in Melksham town centre, at its junction with Lowbourne and High Street.

Occupiers close by include HSBC, NatWest, Superdrug, Specsavers, Boots and Waitrose amongst others.

Description

The property is arranged on ground and one upper floor to provide eight ground floor retail units with first floor accommodation generally providing office and ancillary space. The property also benefits from on-site parking at the rear.

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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2	Gary Hatto Limited (Hair Salon)	Ground Floor Sales Ground Floor Ancillary Total	12 years from 11th January 2013 Rent review and tenant break option every 3rd year	£10,000 p.a.	Rent Review January 2016
4	M Sen (Kebab House)	Ground Floor Sales Ground Floor Ancillary Total	16 years from 29th September 2000	£13,000 p.a.	Reversion 2016
6/8	Mr Zoku (to be Restaurant)	Ground Floor Sales Ground Floor Ancillary Total	15 years from completion, subject to contract and planning	£18,000 p.a.	—
10	LM Funerals Ltd	Ground Floor Sales Ground Floor Ancillary Total	10 years from completion Tenants break in Year 3	£8,500 p.a.	Rising annually by £500 p.a. in Years 2 & 3
12	M & P Cards	Ground Floor Sales First Floor Store Total	9 years from 1st October 2013 Rent review every third year and tenant break option in September 2016.	£11,000 p.a.	Rent Review 2016
14/16	Peacocks Stores Ltd (1)	Ground Floor Sales Ground Floor Ancillary First Floor Offices/Staff Total	15 years from 20th September 1999	£41,000 p.a.	Holding Over
18/20	Barclays Bank plc (2)	Ground Floor Sales Ground Floor Ancillary First Floor Storage/Staff Total	5 years from 24th April 2012	£18,200 p.a.	Reversion 2017
22	Whitecross Dental Care Ltd (3)	Ground Floor Reception/ Surgery Ground Floor Ancillary First Floor Surgery/ Ancillary Total	15 years from 1st December 2009 Rent review every fifth year and tenant break option in December 2019 FR & I	£10,000 p.a.	Rent Review 2014
Sub-Station	Southern Electric plc	Sub-Station	21 years from December 1985	—	Holding over

NB: Areas taken from voa.gov.uk

(1) For the year ended 2nd March 2013, Peacocks Stores Ltd reported a turnover of £315.874m, a pre-tax profit of £51.657m and a net worth of £45.325m. (Source: riskdisk.com 22.09.2013)

(2) For the year ended 31st December 2013, Barclays Bank plc reported a turnover of nil, a pre-tax profit of £2.885bn and a net worth of £53.264bn. (Source: riskdisk.com 22.09.2014)

(3) For the year ended 31st December 2013, Whitecross Dental Care Ltd reported a turnover of £122.265m, a pre-tax profit of £11.249m and a net worth of -£34.359m. (Source: riskdisk.com 22.09.2013)

NB. Buyers will pay 0.35% + VAT of the purchase price towards the sellers' costs.

Total £142,700 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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