

# Amesbury 12 Salisbury Street Salisbury Wiltshire SP4 7HD

- **Freehold Shop Investment**
- To be let to Vision Express (UK) Limited on a new 10 year lease (no breaks)
- Well located in town centre adjacent to Post Office
- Rent Review 2023
- No VAT applicable
- Current Rent Reserved

**£7,000 pa**

On the Instructions of  
Vision Express

VisionExpress Opticians



## Tenure

Freehold.

## Location

Amesbury is an attractive town located approximately 8 miles north of Salisbury and 13 miles west of Andover. The area is a popular tourist destination with Stonehenge being located some 3 miles west of the town centre. The town benefits from good road communications, with the A338 running north to the M4 Motorway and the A303 running east connecting to the M3 Motorway. In addition, the well established 160 acre Solstice Park is to the north of the town ([www.solsticepark.com](http://www.solsticepark.com)). The property is located in a conservation area on the south of Salisbury Street, close to its junction with Church Street and High Street. Occupiers close by include Post Office (adjacent), Lloyds Bank, Co-op Food and Boots the Chemist, amongst other independent retailers.

## Description

The property is arranged on ground and one upper floor to provide a ground floor shop with consulting rooms and ancillary office accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	5.15 m	(16' 10")
Shop and Built Depth	7.15 m	(23' 6")
Ground Floor	29.55 sq m	(318 sq ft)
First Floor	17.00 sq m	(183 sq ft)
Total	46.55 sq m	(501 sq ft)

## Tenancy

The entire property is to be let to VISION EXPRESS (UK) LIMITED for a term of 10 years from completion at a current rent of £7,000 per annum. The lease provides for a rent review in fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

No. of Branches: 550+.

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

For the year ended 31st December 2016, Vision Express (UK) Limited reported a turnover of £255.734m, a pre-tax profit of £17.9m, shareholders' funds of £63.160m and a net worth of £47.269m. (Source: Experian 23.08.2018.)

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://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

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