

# Devizes

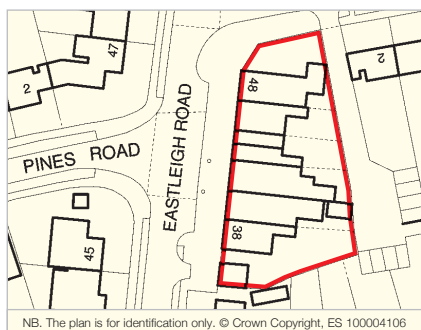
38/38A, 40/40A,  
42/42A, 44/44A,  
46/46A and 48/48A  
Eastleigh Road  
Wiltshire  
SN10 3EQ

- **Freehold Parade of Shops and Maisonettes Investment**
- Comprising a triple shop unit let to One Stop, a Chinese takeaway, a hairdressers and a fish and chip shop with 6 maisonettes above
- Two maisonettes offered with vacant possession
- No VAT applicable
- Rent Reviews from 2019
- Total Current Rents Reserved  
**£50,850 pa**

On the Instructions of Aster Group

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**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

The attractive market town of Devizes in the county of Wiltshire has a resident population of 13,200 and stands on the eastern edge of the Vale of Pewsey. It is located 11 miles south-east of Chippenham, 11 miles east of Trowbridge and 19 miles south-west of Swindon. Road communications are good, with the town being located at the junction of the A361 and A342 which leads to Junction 17 of the M4 Motorway.

The property is situated approximately 1 mile to the south-east of the town centre and comprises a local shopping parade situated on the east side of Eastleigh Road, between its junctions with Waylands and Cromwell Road.

## Description

The property is arranged on ground and two upper floors to provide a parade of six ground floor shop units, three of which interconnect to form a convenience store. Each shop has a self-contained five room maisonette on the first and second floors above.

## VAT

VAT is not applicable to this lot.

## Documents

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

## Energy Performance Certificate

For EPC Ratings please see website.

## Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 109 Devizes**.

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** M Regan Esq, Capsticks Solicitors LLP. Tel: 01962 678300 e-mail: [mike.regan@capsticks.com](mailto:mike.regan@capsticks.com)  
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No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/Reversion
38/38A, 40/40A and 42	One Stop Community Stores Ltd (1)	Gross Frontage (inc Entrance to Upper Parts) 18.70 m (61' 4") Net Frontage 12.40 m (40' 8") Shop and Built Depth 21.50 m (70' 6") Ground Floor – Sales/Stock 228 sq m (2,454 sq ft) First and Second Floor – 2 Maisonettes, each 5 Rooms, Kitchen, Bathroom	15 years from 13.03.2017 Rent review every 5th year FR & I by way of a service charge	£24,000 p.a.	Rent Review 2022
42A	Vacant	First and Second Floor Maisonette – 5 Rooms, Kitchen, Bathroom			
44/44A	W W Law (t/a Beijing Paradise)	Gross Frontage (inc Entrance to Upper Parts) 6.10 m (20' 0") Net Frontage 4.15 m (13' 7") Shop Depth 7.90 m (25' 11") Built Depth 10.10 m (33' 2") First and Second Floor Maisonette – 5 Rooms, Kitchen, Bathroom	20 years from 11.05.2017 Rent review 01.07.2022 and every 5th year thereafter FR & I by way of a service charge	£11,000 p.a.	Rent Review 2022
46	A Hampton (t/a Hair Zone)	Gross Frontage (inc Entrance to Upper Parts) 6.10 m (20' 0") Net Frontage 4.15 m (13' 7") Shop Depth 7.90 m (25' 11")	5 years from 20.12.2016 Rent review in the 3rd year FR & I by way of a service charge	£4,500 p.a.	Rent Review 2019
46A	Vacant	First and Second Floor Maisonette – 5 Rooms, Kitchen, Bathroom			
48/48A	N and M Damurakis (t/a Eastleigh Fish Bar)	Gross Frontage (inc Entrance to Upper Parts) 6.30 m (20' 8") Net Frontage 4.15 m (13' 7") Shop Depth 7.90 m (25' 11") Built Depth 16.90 m (55' 5") First and Second Floor Maisonette – 5 Rooms, Kitchen, Bathroom	20 years from 22.03.2017 Rent review 01.02.2022 and every 5th year thereafter FR & I by way of a service charge	£11,350 p.a.	Rent Review 2022

(1) Website Address: [www.onestop.co.uk](http://www.onestop.co.uk)

For the year ended 27th February 2016, One Stop Community Stores Ltd did not report a turnover or pre-tax profit, but reported shareholders' funds and a net worth of £22.476m. (Source: Experian 11.04.2017.)

**Total £50,850 p.a.**