



Tenure

Freehold.

Location

The cathedral city of Salisbury 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, and also benefits from rail services to London and the South West.

The property is situated in the town centre on the north side of Butcher Row, between its junctions with Minster Street and Queen Street. The property benefits from dual frontage onto Ox Row and Butcher Row.

Occupiers close by include White Stuff (opposite), Whittard, L'Occitane, Costa Coffee, Patisserie Valerie, RBS, Marks & Spencer and Boots, amongst many others.

Description

The property is arranged on ground and three upper floors to provide two double fronted ground floor shops, one of which (No.6) has ancillary accommodation on the first and second floors which runs across both ground floor shop units. The shops benefit from frontages to both Butcher Row and Ox Row, fronting the Market Square.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
6 and 8	Capita Business Services Ltd (2) (Armed Services Careers Office)	Gross Frontage (Ox Row) (incl. Doorway to Uppers) 5.10 m (16' 9") Net Frontage 2.60 m (8' 6") Gross Frontage (Butcher Row) 4.20 m (13' 9") Net Frontage 3.65 m (11' 11") Ground Floor 55.70 sq m (600 sq ft) First Floor 101.50 sq m (1,093 sq ft) Second Floor 96.65 sq m (1,040 sq ft) Third Floor 64.90 sq m (699 sq ft)	10 years from 27.05.2015 Rent review and tenant's option to break in the 5th year (1) FR & I subject to a schedule of condition	£45,000 p.a.	Rent Review 2020
8	Paloma Lily Ltd	Gross Frontage (Ox Row) 3.60 m (11' 9") Net Frontage 2.70 m (8' 10") Gross Frontage (Butcher Row) 4.20 m (13' 9") Net Frontage 3.60 m (11' 9") Ground Floor 57.35 sq m (617 sq ft)	10 years from 01.06.2015 Rent review and tenant's option to break in the 5th year (3) FR & I (4)	£25,250 p.a. rising to £26,500 p.a. on 01.06.2019	Rent Review 2020

(2) For the year ended 31st December 2017, Capita Business Services Limited reported a turnover of £1.454bn, a pre-tax profit of £124.369m, shareholders' funds of £156.363m and a negative net worth of £21.092m. (Source: Experian 20.02.2019.)

(4) Service charge excludes cost relating to historic works.

NB. Not measured by Alltop. Floor areas sourced from www.voa.gov.uk

Total £70,250 p.a.

Salisbury

6 & 8 Butcher Row

Wiltshire

SP1 1EP

- **Attractive Freehold Shop Investment**
- **Comprising two double fronted shops**
- **Both shops let on leases expiring in 2025 (1) (3)**
- **Tenants include Capita Business Services Limited**
- **City centre location on pedestrianised street**
- **Occupiers close by include White Stuff and Costa Coffee**
- **Total Current Rents Reserved**
£70,250 pa
rising to £71,500 pa
on 1st June 2019

On the Instructions of a Major UK Fund Manager

SIX WEEK COMPLETION AVAILABLE



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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