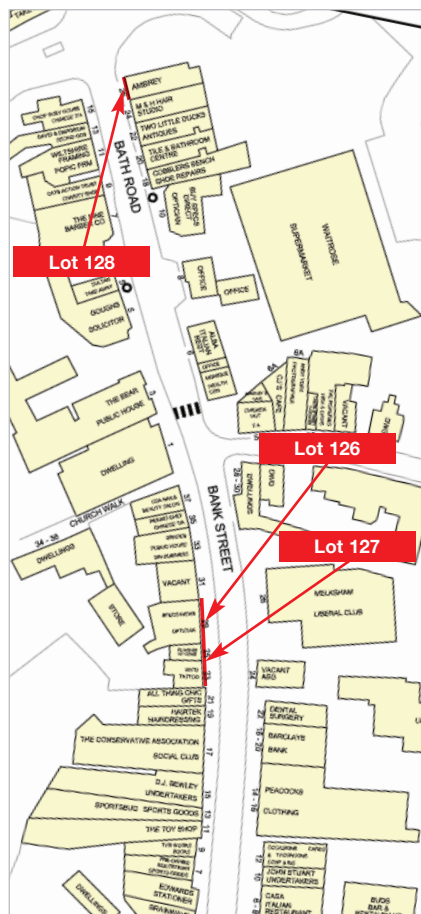


Melksham

23, 25 and 29 Bank Street and 26 Bath Road
Wiltshire
SN12 6LE

- Three Freehold Retail and Residential Investments
- Four shops and nine residential units
- Part let to Specsavers
- To be offered in three lots
- Reversions from 2019
- Total Current Rents Reserved
£97,603 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Melksham is an attractive Wiltshire market town, located 11 miles east of Bath and 6 miles south of Chippenham. The town is situated on the A350, which provides access to the M4 Motorway (Junction 17) about 11 miles to the north.

The properties are situated in the town centre shopping area and occupiers close by include Boots, William Hill, Poundstretcher, Waitrose, Superdrug and Costa Coffee.

Description

The properties comprise three individual assets. Lot 126 (29 Bank Street) is arranged on ground and two upper floors to provide a single shop, with two flats over having access from the front. Lot 127 (23 and 25 Bank Street) is arranged on ground and two upper floors to provide two shop units, with five flats over having access from the front. Lot 128 (26 Bath Road) is arranged on ground and one upper floor to provide a shop unit with a flat over and a further residential unit at the rear.

VAT

VAT is not applicable to these properties.

Documents

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

Energy Performance Certificate

Range from EPC Rating 56-78 (Residential) 81-109 (Commercial) Bands D-E (Copies available on 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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Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
126	29 Bank Street	Specsavers	Ground Floor (2) 118 sq m (1,270 sq ft)	New lease for 5 years from 01.09.2017 (1) IR & I	£16,000 p.a.	Reversion 2022
	29a and 29b Bank Street	Various – 2 Flats	First Floor Flat Second Floor Flat	2 Assured Shorthold Tenancies both from 01.11.2017 29(a) at £450 p.c.m., 29(b) at £650 p.c.m.	£13,200 p.a. (annualised)	
	Total £29,200 pa					
127	23 Bank Street	Kustom Kulture Ltd (t/a Ink'd)	Ground Floor 30.5 sq m (328 sq ft)	3 years from 15.04.2016	£7,200 p.a.	Reversion 2019
	23a and 23b Bank Street	Various – 2 Flats	First Floor Flat Second Floor Flat	2 Assured Shorthold Tenancies both from 2017 23(a) at £650 p.c.m., 23(b) at £550 p.c.m.	£14,400 p.a. (annualised)	
	25 Bank Street	Mark Davies (t/a Flowers in Focus)	Ground Floor 30.8 sq m (331 sq ft)	3 years from 01.01.16	£8,000 p.a.	Reversion 2019
		Various – 3 Flats	Ground Floor Flat – 25(a) First Floor Flat 1 – 25(b) Second Floor Flat 2 – 25(c)	3 Assured Shorthold Tenancies all from 01.11.2017 25(a) at £537.85 p.c.m., 25(b) at £550 p.c.m., 25(c) at £100 p.w.	£18,254 p.a. (annualised)	
Total £47,854 pa						
128	26 Bath Road	BC Medlin (t/a Aumbrey Ltd)	Ground Floor 49.7 sq m (534 sq ft)	6 years from 14.05.2014	£8,000 p.a.	Reversion 2020
		Various – 2 Flats	First Floor Flat – 26(b) Ground Floor Semi-Detached Flat – 26(a)	2 Assured Shorthold Tenancies both from 01.09.2017 26(a) at £545.74 p.c.m., 26(b) at £500 p.c.m.	£12,549 p.a. (annualised)	
Total £20,549 pa						

(1) Terms have been agreed for the new lease and the lease is with the tenant for signature. The tenant has been in occupation since 2004.
(2) Areas from VOA.

Total £97,603 p.a.