

lot 2

20-24 High Street  
Amesbury, Wiltshire SP4 7DL

Rent  
£22,125  
per annum  
exclusive

Freehold Retail Investment

- Entirely let to William Hill Organization Limited until 2028 (subject to option)
- Occupied by tenant since 1970s (in part)
- Prominent corner position in town centre

- Approximately 2 miles from Stonehenge World Heritage Site
- Nearby occupiers include HSBC, Barclays, Lloyds TSB and Johnsons Dry Cleaning
- Six Week Completion Period Available



Location

Miles: 8 miles north of Salisbury  
30 miles north-east of Southampton  
35 miles south-east of Bath  
Roads: A345, A303  
Air: Bournemouth International Airport

Situation

The property is situated on the southern side of High Street in Amesbury town centre. Tidworth, Bulford and Pernham Down Garrison is less than 5 miles from the property and the Stonehenge World Heritage Site approximately 2 miles. HSBC lies immediately adjacent to the property with Johnsons Dry Cleaning and Barclays immediately opposite and Lloyds TSB also within close proximity.

Description

The property comprises two buildings, the ground floors of which have been combined to form one large retail unit. The first floor of No. 24 comprises plant accommodation also let to the retail tenant, whilst the first floor of No. 20-22 comprises a residential flat let on a long lease. The retail tenant has occupied 24 High Street since the 1970's and expanded into the ground floor of the adjoining property (No. 20-22) in 2008 due to a requirement for more space. The property benefits from a car parking space to the rear included in the demise of the residential flat.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
20-22	Ground	Retail	59.25 sq m (638 sq ft)	WILLIAM HILL ORGANIZATION LIMITED (1)	20 years from 14/03/2008 until 13/03/2028 on a full repairing and insuring lease (2)	£12,000	14/03/2013 (3) and five yearly
	First/Second	Residential	Not Measured	INDIVIDUAL	999 years from 01/01/2007	£125	(31/12/3005)
24	Ground	Retail	70.04 sq m (757 sq ft)	WILLIAM HILL ORGANIZATION LIMITED (1)	20 years from 14/03/2008 until 13/03/2028 (2)	£10,000	14/03/2013 (3) and five yearly
	First	Plant	Not Measured				
Totals (Approx Ground Floor Area)			129.29 sq m (1,395 sq ft)			£22,125	

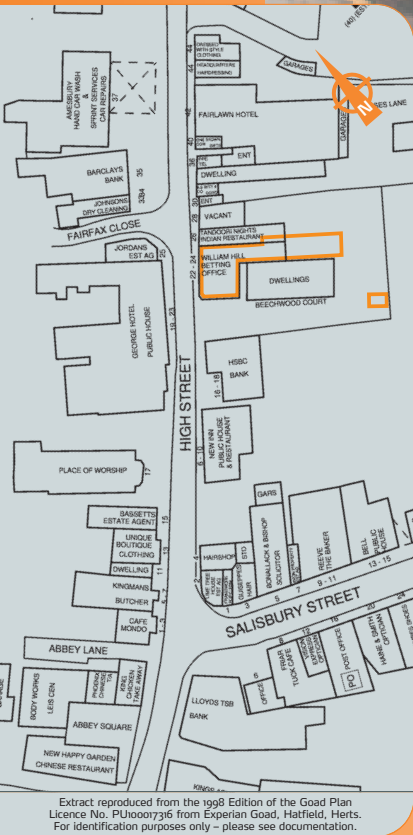
- (1) William Hill is the UK's leading bookmaker and one of the most recognised and trusted brands in the gambling industry, providing gaming and betting services across multiple channels: online, on the high street, on the phone and on the move. They have been listed on the London Stock Exchange (WMH.L) since 2002 and employ over 15,000 people. (Source: www.williamhillplc.com 20/02/2013)
- (2) The lease provides a tenant option to determine on the tenth anniversary of the term.
- (3) Notice has not been served.

For further details please contact:

Gwen Thomas  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
Peter Cunliffe  
Tel: +44 (0)20 7034 4852.  
Email: peter.cunliffe@acuitus.co.uk  
www.acuitus.co.uk

Solicitors:

Forbes Wheeler  
3 Johnston Road, Woodford Green,  
Essex IG8 0XA.  
Tel: +44 (0)208 498 0080.  
Email: johnncarroll@forbeswheeler.co.uk  
Ref: John Carroll.



Extract reproduced from the 1998 Edition of the Goad Plan  
Licence No. PU00007316 from Experian Goad, Hatfield, Herts.  
For identification purposes only - please see documentation.