

## Rowanmoor House, 46/50 Castle Street Salisbury, Wiltshire SP1 3TS

lot 13

### Freehold Office and A2 Investment

- Entirely let to Rowanmoor Group PLC until 2024
- Well located in affluent cathedral city centre
- Ground floor retail unit sublet to Connells Residential
- Nearby occupiers include BT, Debenhams, Lloyds Bank and Iceland

Rent  
**£83,000**  
per annum  
exclusive



### Location

Miles: 21 miles north-west of Southampton  
40 miles south-east of Bath  
87 miles south-west of London

Roads: A66, M27, A303  
Rail: Salisbury Rail  
Air: London Heathrow Airport

### Situation

The property is situated within Salisbury city centre, on the eastern side of Castle Street in an established professional office pitch, and a short distance from the prime retail area including The Old George Mall Shopping Centre. Other nearby occupiers include BT, Debenhams, Lloyds Bank and Iceland.

### Description

The property comprises a ground floor retail unit fronting Castle Street and self-contained three storey office accommodation accessed from the side of the property via an attractive paved courtyard. The offices benefit from suspended ceilings with recessed lighting, comfort cooling and a 5-person passenger lift.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
46	Ground	Retail/A2 (2)	85.61 sq m (922 sq ft)	<b>ROWANMOOR GROUP PLC (1)</b>	10 years from 24/12/2014 until 23/12/2024 (3)	£83,000	24/12/2019
48-50	Ground	Office	182.10 sq m (1,960 sq ft)				
	First	Office	297.30 sq m (3,200 sq ft)				
	Second	Office	187.10 sq m (2,014 sq ft)				
<b>Totals</b>			<b>752.11 sq m (8,096 sq ft)</b>			<b>£83,000</b>	

(1) For the year ending September 2014, Rowanmoor Group plc reported a turnover of £13,780,000, pre-tax profits of £126,000 and a total equity of £2,926,000 (Source: Rowanmoor Group plc Financial Statement for year ended 30/09/2014). Rowanmoor Group plc is the largest independent Small Self-Administration Scheme (SSAS) provider and a bespoke Self-Invested Personal Portfolio (SIPP) operator (Source: www.rowanmoor.co.uk 23/09/2015).

(2) 46 Castle Street has been sub-let and is trading as Connells Residential. Connells Residential is one of the largest and most successful estate agency groups in the UK, with a network of around 170 branches across the country (Source: www.connell.co.uk 21/09/2015).

(3) The property is currently let on a five year lease from 24/12/2014. The tenant has signed a reversionary lease for a further five years expiring 24/12/2024.

### For further details please contact:

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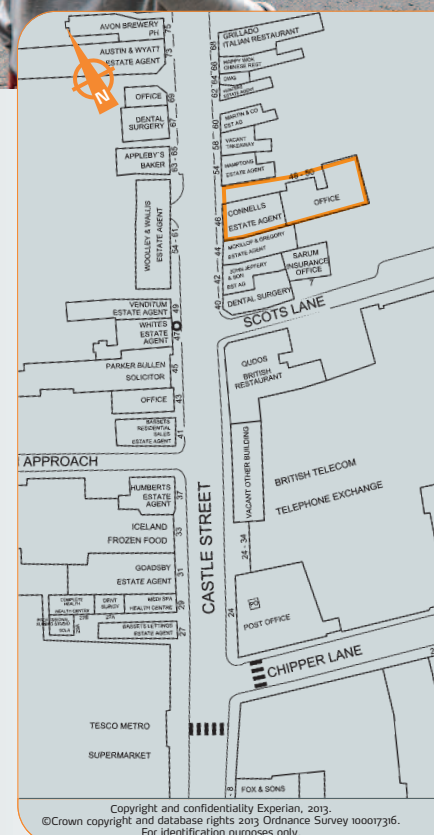
### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



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