

lot 60

5,9,11,11b High Street Warminster, Wiltshire BA12 9AG

Rent
£21,500 per
annum
exclusive

Freehold Retail and Residential
Investment

- Two High Street retail units
- Less than 125 metres from Three Horseshoes Shopping Centre

- Nearby occupiers include Morrisons Supermarket, Specsavers, William Hill and Halifax



Location

Miles: 16 miles south of Bath
21 miles north-west of Salisbury
Roads: A36, A350
Rail: Warminster Rail
Air: Bristol International Airport

Situation

Warminster is an attractive town located between Bath and Salisbury. The property is located on the southern side of the High Street within 125 metres of Three Horseshoes Shopping Centre which houses retailers including Greggs, Dorothy Perkins, Thorntons and Superdrug. A path to the side of the property provides access both to the residential units and also to a large Morrisons Supermarket to the rear. Other nearby occupiers include Specsavers, William Hill, Subway and Halifax.

Description

The property comprises two ground floor retail units with residential accommodation on the upper floors let on a long lease.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
5	Ground	Retail	33.91 sq m (365 sq ft)	WARMINSTER JEWELLERY LIMITED	15 years from 19/09/2015	£11,500 (2)	19/09/2020 (18/09/2030)
9	Ground	Retail	49.15 sq m (529 sq ft)	WARMINSTER JEWELLERY LIMITED	14 years from 31/01/2016	£10,000 (2)	19/09/2025 (18/09/2030)
	Uppers	Residential	Not Measured	GUNSHIP LIMITED (IN RECEIVERSHIP)	99 years from - 29/05/2008	-	(28/05/2107)
Totals			83.06 sq m (894 sq ft)			£21,500	

- (1) Warminster Jewellers are Warminster's longest established fine jewellers. (Source: www.thewarminsterjeweller.co.uk 09/06/2016)
 (2) For the purpose of clarification, the tenant is currently benefitting from a rent free period due to expire on 18th September 2016. The seller has agreed to adjust the completion monies so that the property effectively produces £21,500 p.a.x. from completion of the sale.

For further details please contact:

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