

Lot 56

£11,640 per annum exclusive (1) with ground floor to be let

5/7 & 105/107 High Street, Westbury, Wiltshire BA13 3BN

Freehold Retail and Residential Investment Opportunity



Key Details

- Ground floor totals approximately 1,356 sq ft
- Includes two self-contained two bedroom maisonettes on the upper floors
- Pedestrianised town centre location adjacent to Boots
- Asset Management Opportunities

On Behalf of Receivers **CBRE**

Location

Miles: 13 miles south-east of Bath
25 miles north-west of Salisbury
25 miles south-east of Bristol

Roads: A350, A36, A303, M4

Rail: Westbury Railway Station

Air: Bristol Airport

Situation

Westbury is a popular market town located just 13 miles from Bath. The property is situated in the heart of the town centre on the south side of the pedestrianised High Street, immediately adjacent to Boots. Other nearby occupiers include Age UK, Sue Ryder, McColl's, Ladbroke's and Morrisons supermarket.

Description

The property comprises a double fronted former ground floor banking hall with two self-contained two bedroom maisonettes on the first and second floors accessed from the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

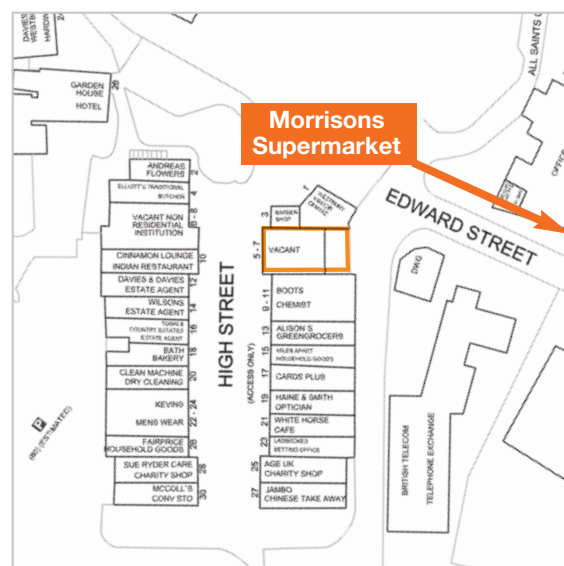
Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
5/7	Ground	Former Banking Hall/Ancillary	126.00 sq m (1,356 sq ft)	VACANT	-	-	-
105	First & Second	Two bedroom maisonette	-	(-) INDIVIDUAL	Assured Shorthold Tenancy from 17/04/2015	£5,940 (1)	Holding Over
107	First & Second	Two bedroom maisonette	-	(-) INDIVIDUAL	Assured Shorthold Tenancy from 13/04/2011	£5,700 (1)	Holding Over
Total Commercial Area			126.00 sq m (1,356 sq ft)			£11,640	

(1) The rent stated has been annualised.



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