

69 Netherhampton Road,
Salisbury, Wiltshire SP2 8NA
 Well Secured Freehold Convenience Store Investment

Lot 1

£25,000 per annum
 exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground First	Retail/Ancillary Residential – One bedroom flat	148.90 sq m (1,603 sq ft) -	ONE STOP STORES LIMITED (-) (1)	20 years from 23/01/2018 until 22/01/2038 (2) on a full repairing and insuring lease	£25,000	23/01/2028 23/01/2033
Total Commercial Area		148.90 sq m (1,603 sq ft)			£25,000	

(1) For the year ending 25th February 2017, One Stop Stores Limited reported a turnover of £1,011,260,000, pre-tax profits of £18,815,000 and a total net worth of £117,956,000 (Source: Experian Group 26/02/2018).
 (2) The lease is subject to a tenant option to determine on 23rd January 2028.

Key Details

- Entirely let to One Stop Stores Limited (a part of Tesco Plc)
- New 20 year lease from January 2018 (subject to option) - Lease Renewal
- Comprising convenience store with forecourt parking and one bedroom flat with separate entrance
- Future Change of Use/Redevelopment potential (subject to lease and consents)
- VAT-free Investment
- Attractive and affluent Cathedral City

Location

Miles: 1 mile south-west of Salisbury City Centre
 22 miles north-west of Southampton
 31 miles south-east of Bath
Roads: A30, A36, A354
Rail: Salisbury Railway Station
Air: Bournemouth International Airport

Situation

Salisbury is an attractive Cathedral City with a population of over 40,000 people. The property is situated in a predominantly residential area on the southern side of Netherhampton Road (A3094), at its junction with Norfolk Road. Netherhampton Road links to the southern side of the City of Salisbury to the western approach and leads to the town's renowned racecourse.

Description

The property comprises a ground floor convenience store with post office and upper floor flat. The property benefits from customer forecourt car parking.

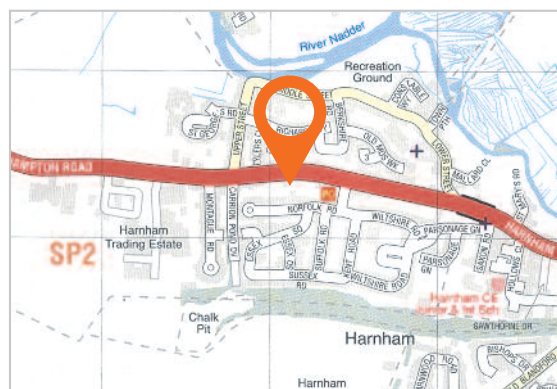
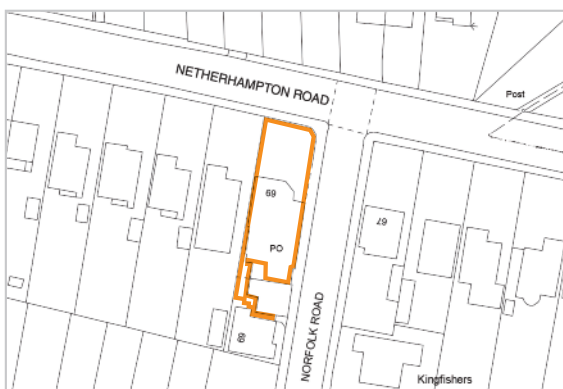
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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