

132 High Street, Royal Wootton Bassett, Wiltshire SN4 7AY

Freehold Retail Investment

Lot 5

£31,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	247 sq m (2,658 sq ft)	MACKAYS STORES LIMITED	10 years from completion on a full repairing and insuring lease (1)	£31,500	2023
First	Ancillary	53 sq m (571 sq ft)				
Attic	Ancillary	25 sq m (269 sq ft)	t/a M&Co (2)			
Total		325 sq m (3,498 sq ft)			£31,500	

(1) Tenant's option to determine in the fifth year.

(2) For year ended 24th February 2017, Mackays Stores Limited reported a turnover of £165,611,000, pre-tax profits of £1,100,000 and a total net worth of £36,441,000 (Source: Experian Group 12/06/2018). Mackays Stores Limited is one of the largest privately-owned fashion retailers in the UK. Since inception in the 1960s, M&Co now trades from over 300 stores nationwide with a further 22 stores overseas.

Key Details

- Let to Mackays Stores Limited (t/a M&Co) on a new 10 year lease (1)
- Prominent town centre location
- VAT-free Investment
- Adjacent to Boots and diagonally opposite Superdrug, NatWest and Betfred
- M&Co in occupation since 2007

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Location

Miles: 5 miles west of Swindon
33 miles south-east of Oxford
31 miles east of Bristol
76 miles west of London

Roads: M4, A419, A429, A3102

Rail: Swindon Railway Station

Air: London Heathrow and Bristol Airports

Situation

Royal Wootton Bassett is an attractive market town in the county of Wiltshire, located 5 miles west of Swindon. The town is situated close to Junction 16 of the M4 motorway. The property is situated in the town centre on High Street, close to its junction with Station Road. The Borough Fields Shopping Centre with a Sainsbury's supermarket and car park is located diagonally opposite. Occupiers close by include Boots (adjacent), Coral, Thorntons, Subway, Barclays, Betfred, Superdrug, NatWest, Iceland and WHSmith, amongst a number of local traders.

Description

The property comprises a ground floor shop together with staff and storage accommodation at first floor. There is an attic floor currently used for storage. The property benefits from a rear yard accessed via Tanners Close.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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Acuitus
Peter Mayo
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
Will Moore
+44 (0)20 7034 4864
will.moore@acuitus.co.uk

Associate Auctioneer:
Joe Baio
+44 (0)20 7182 7489
joe@fawcettmead.co.uk



Seller's Solicitors: Keystone Law
Stephen Kingsley
+44 (0)20 3319 3700
stephen.kingsley@keystonelaw.co.uk