

Lot 16

£121,000 per annum
exclusive

31 New Canal Street,
Salisbury, Wiltshire SP1 2AA

Prime Freehold Retail Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground First	Retail Potential Retail/Ancillary	209.86 sq m 117.42 sq m	(2,259 sq ft) (1,264 sq ft)	PRET A MANGER (EUROPE) LIMITED (1)	15 years from 22/06/2015 until 21/06/2030 on a full repairing and insuring lease	£121,000	22/06/2020 22/06/2025
Total		327.28 sq m	(3,523 sq ft)			£121,000	

(1) For the year ending 29th December 2016, Pret a Manger (Europe) Limited reported a turnover of £575,032,000, pre-tax profits of £86,059,000 and a total net worth of £380,719,000. Pret a Manger currently operates from around 450 stores worldwide (Sources: Experian Group and www.pret.com 08/06/2018).



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Key Details

- Let to Pret a Manger (Europe) Limited
- Lease expires June 2030 (no breaks)
- Adjacent to Russell & Bromley and close to Jigsaw, L'Occitane, Pandora and Joules
- Significant return frontage into Old George Mall with external customer seating
- First class location in attractive and popular Wiltshire cathedral city

Location

Miles: 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

The property is situated in a first class trading position on the southern side of New Canal, at the main entrance to Old George Mall Shopping Centre, in the heart of Salisbury city centre. Nearby occupiers include Russell & Bromley, Jigsaw, L'Occitane, Pandora and Joules, as well as Marks & Spencer, Boots the Chemist, H&M and Superdrug.

Description

The property comprises a well configured ground floor shop, with further ancillary (potential to be retail) accommodation on the first floor. The property benefits from a significant return frontage into Old George Mall Shopping Centre, with external seating.

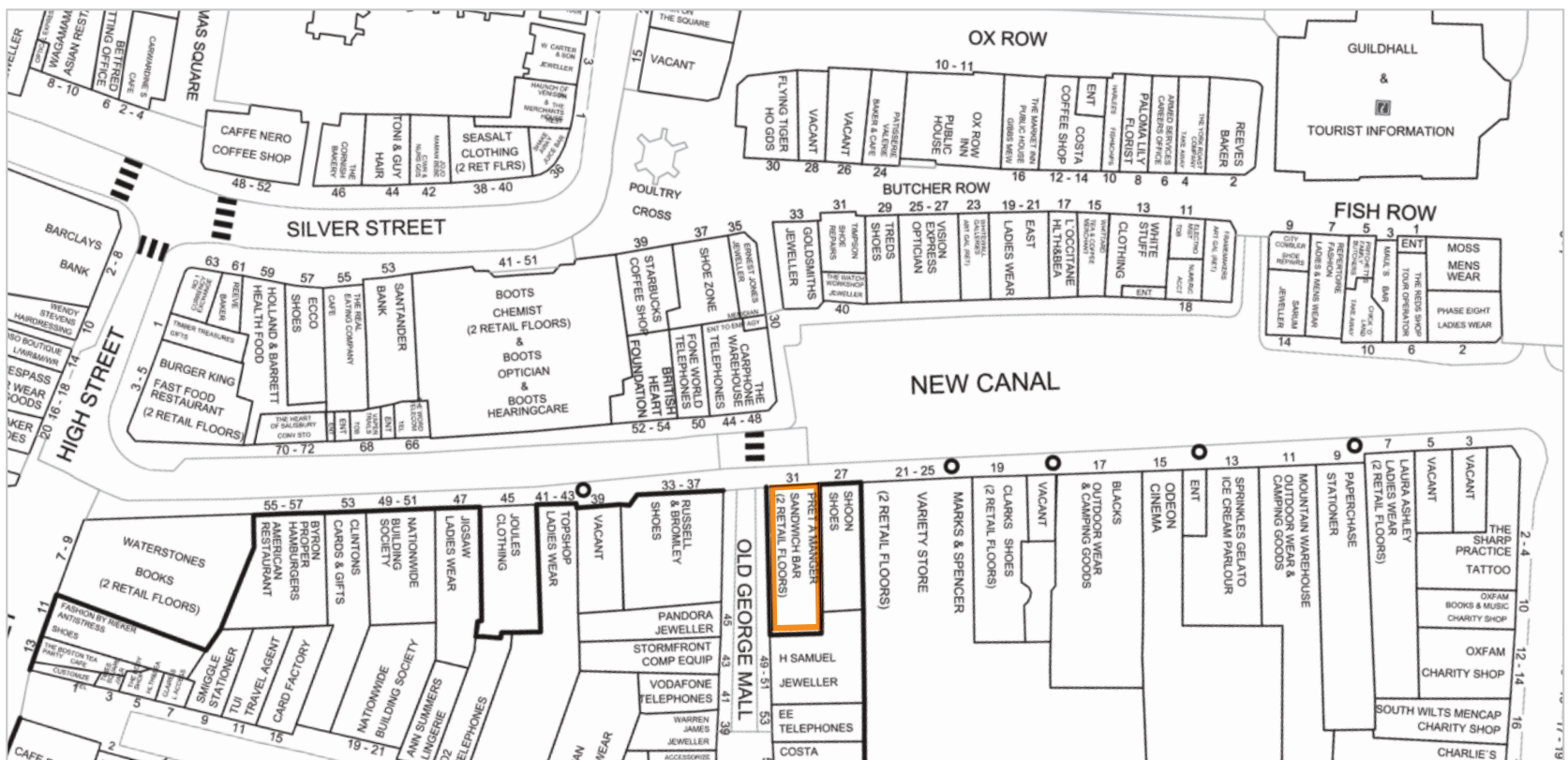
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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