

Lot 53

£45,000 per annum exclusive

2/3 Silver Street, Trowbridge, Wiltshire BA14 8AA Freehold Retail Investment



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
- Close to Castle Place Shopping Centre and car park
- M&Co in occupation since 1988

On the Instructions of



Location

Miles: 8 miles south-east of Bath
11 miles south of Chippenham
24 miles east of Bristol
28 miles north of Salisbury

Roads: A360, A350

Rail: Trowbridge Railway Station

Air: Bristol Airport

Situation

Trowbridge, the county town of Wiltshire, is located 8 miles south-east of Bath, 24 miles east of Bristol and 28 miles north of Salisbury. The M4 is 15 miles to the north via the A350. The property is located in the town centre on Silver Street, close to its junction with Market Place and Fore Street. Castle Place Shopping Centre is located 100 metres to the west. Occupiers close by include Santander, Coral, McColl's, Coventry Building Society, WHSmith and Boots.

Description

The property comprises a ground floor shop with first floor staff and storage accommodation. The second floor is void and not currently used.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Sales	390 sq m (4,202 sq ft)	MACKAYS STORES	10 years from completion on a full repairing and insuring lease subject to a schedule of condition (1)	£45,000	2023
First	Ancillary	275 sq m (2,964 sq ft)				
Second	Void	62 sq m (674 sq ft)	LIMITED t/a M&Co (2)			
Total		728 sq m (7,840 sq ft)			£45,000	

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

(2) For the 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.



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