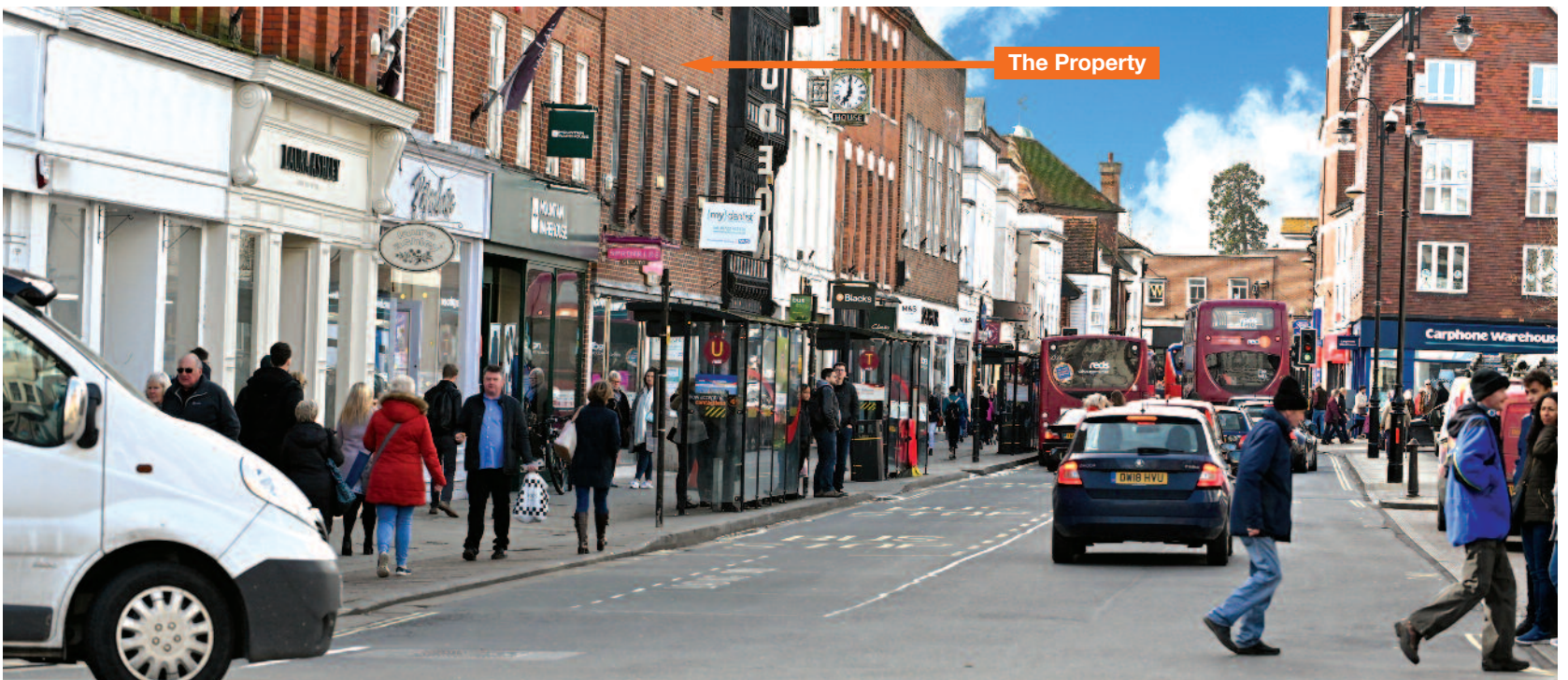


Lot 15

£85,000 per annum exclusive

13 New Canal, Salisbury, Wiltshire SP1 2AA Freehold Retail and Office Investment



Tenancy and accommodation

Lot 15

£85,000 per annum exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground Part First	Retail Ancillary	156.17 sq m 17.37 sq m	PURPLE WAVES (187 sq ft) LIMITED t/a Sprinkles Gelato (3)	15 years from 22/08/2016 (2)	£70,000	22/08/2021
Part First Second	Surgery Surgery/ Ancillary	71.80 sq m 53.80 sq m	IDH LIMITED (773 sq ft) (formerly ADP Dental Company Limited) t/a my dentist (4)	10 years from 12/03/2018 (1)	£15,000	
Total		299.14 sq m (3,220 sq ft)			£85,000	

- (1) Tenant's option to determine in 2023.
- (2) Tenant's option to determine in 2026.
- (3) Sprinkles Gelato operates from 16 shops, including Bristol, Poole and London (Source: www.sprinklesgelato.co.uk 08/03/2019).
- (4) "We're mydentist: Europe's largest dental care provider. Our 600+ network of practices.....over 5 million people in the UK trust us with their dental care." (Source : www.mydentist.co.uk 08/03/2019).

Key Details

- First class location in attractive and popular cathedral city
- Close to Old George Mall, Car Park and Market Place
- Part let to ADP Dental Co Ltd on a lease expiring March 2028 (1)
- Part let to Purple Waves Ltd on a lease expiring August 2031 (2)
- 8 miles south of Stonehenge

Location

- Miles:** 22 miles north-west of Southampton
31 miles south-east of Bath
88 miles west of London
- Roads:** A30, A36, A354
- Rail:** Salisbury Railway Station (approx 90 mins to London Waterloo)
- Air:** Bournemouth International Airport

Situation

The property is situated in a first class trading position on the southern side of New Canal, close to Old George Mall Shopping Centre and car park, in the heart of Salisbury city centre. Salisbury Cathedral is 400 metres to the south, with Salisbury theatre and central car park both 400 metres to the north. Salisbury benefits from regular rail services to London Waterloo with a journey time of approximately 90 minutes. Nearby occupiers include Jigsaw, Joules, Marks & Spencer, Boots the Chemist, Nando's, Waterstones and Pret a Manger.

Description

The property comprises a ground floor shop with ancillary staff accommodation at part first floor. The remainder of the first and second floors comprises a dental surgery. The dental surgery is self-contained with access from New Canal.

Tenure

Freehold.

VAT

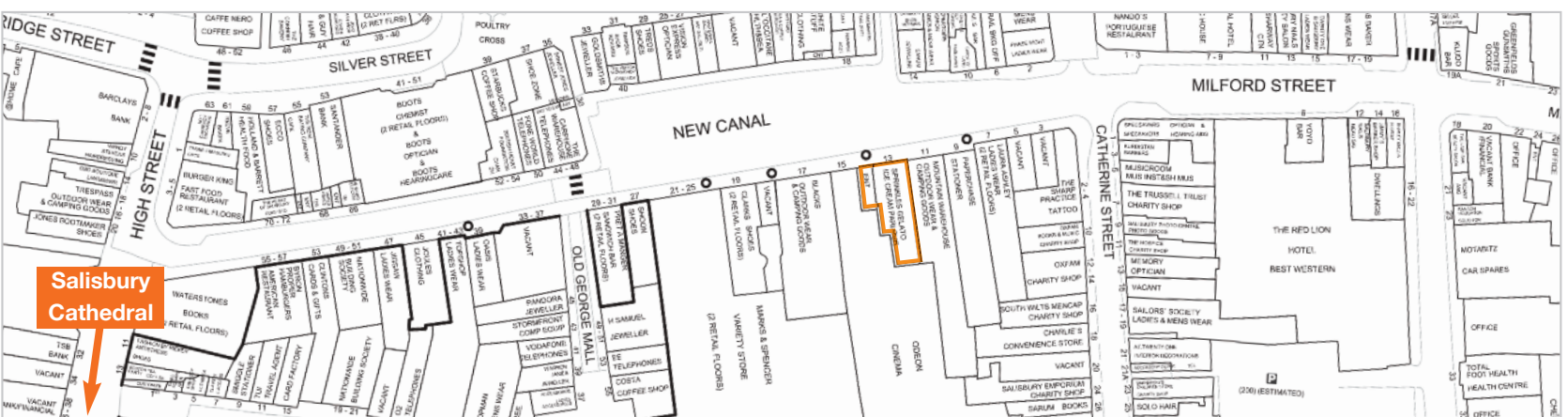
VAT is applicable to this lot.

Planning

The property may benefit from conversion to residential use, subject to the current occupation and the necessary consents/permissions. Interested parties are referred to Salisbury City Council - www.salisburycitycouncil.gov.uk

EPC

See legal pack at acuitus.co.uk



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