

Lot 28

£25,000 per annum exclusive

10 Kelsey Road, Salisbury, Wiltshire SP1 1JP Freehold Convenience Store Investment



Key Details

- Let to Southern Co-operative Retailers Limited until 2030 (subject to option)
- 4 year upward only rent reviews
- Includes 3 bedroom flat

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

Salisbury is an attractive and affluent cathedral city in Wiltshire, which benefits from regular rail services to London Waterloo with a journey time of approximately 90 minutes. The property is situated on the east side of the A36 in a predominantly residential area.

Description

The property comprises ground floor convenience store accommodation and first floor residential accommodation, which comprises a three bedroom flat with separate access. There is an adjoining single storey structure to the rear of the property that provides external storage accommodation. The tenant has sub-let the flat on an Assured Shorthold Tenancy.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

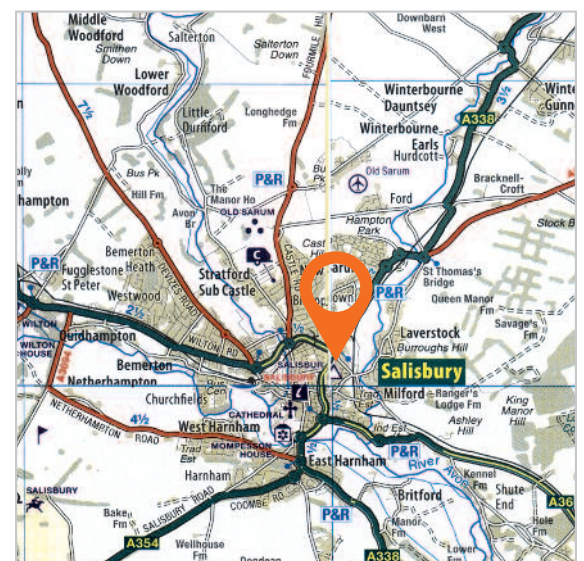
Energy Performance Certificate

Band B. See legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Retail	129.90 sq m (1,398 sq ft)	SOUTHERN CO-OPERATIVE RETAILERS LIMITED (1)	12 years from 29/09/2018 on a full repairing and insuring lease (2)	£25,000	29/09/2022, 29/09/2026, 28/09/2030 (28/09/2030)
First	Residential	92.90 sq m (1,000 sq ft)				
Totals		222.80 sq m (2,398 sq ft)			£25,000	

- (1) Southern Co-operative Retailers Limited was established over 145 years ago, and now operates more than 210 community convenience stores and 50 funeral homes across eleven counties in southern England (Source: thesouthernco-operative.co.uk 29/04/2019).
- (2) The lease provides for a tenant option to determine on 29/09/2023.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Harold Benjamin Solicitors
Varsha Sood
+44 (0)20 8872 3028
varsha.ood@haroldbenjamin.com