

22-24 High Street,
Westbury, Wiltshire BA13 3BW
 Freehold Retail and Residential Investment Opportunity

Lot 51

Vacant Possession



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
22-24	Ground	Retail	183.7 sq m (1,977 sq ft)	VACANT		
124	First	Ancillary	21.5 sq m (231 sq ft)	POSSESSION		
124	Second	Ancillary	23.4 sq m (252 sq ft)			
122	First and second	Residential	3 bedroom maisonette measured	INDIVIDUAL	Assured Shorthold Tenancy	£5,640
Totals (excluding maisonette)			228.6 sq m (2,460 sq ft)			£5,640

Key Details

- Includes two self-contained 2 bedroom maisonettes
- Pedestrianised town centre location
- Active management potential

Location

Miles: 13 miles south-east of Bath
 25 miles north-west of Salisbury
 25 miles south-east of Bristol
Roads: A350, A36, A303, M4
Rail: Westbury Railway Station
Air: Bristol Airport

Situation

Westbury is a popular market town located just 13 miles from Bath. The property is situated in the heart of the town centre on the south side of the pedestrianised High Street. Nearby occupiers include Boots the Chemist, Age UK, Sue Ryder, McColl's, Ladbrokes and a Morrisons supermarket.

Description

The property comprises two adjoining mixed use buildings comprising ground floor retail accommodation and two self-contained 2 bedroom maisonettes on the upper floors. The maisonettes are accessed from the rear of the property and the maisonette above 22 is used as ancillary accommodation to the retail unit, for which an internal access has been created between the retail unit and the maisonette.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

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



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