

**Shop Unit 1,
37 High Street, Amesbury,
SP4 7ET**

Ground Floor Retail Investment

Producing £5,000 per annum

For Sale Long Leasehold



LOCATION

Amesbury is a market town 9 miles North of Salisbury on the A345 and 13 miles west of Andover via the A303, with a resident population of 10,724 and district population of 26,976 approximately (Source: 2011 Census), including the surrounding villages and the nearby military establishments at Boscombe Down, Larkhill, Bulford Camp and Durrington.

SITUATION

The property occupies a busy town centre trading position fronting High Street, between the junctions of Sloane Court and Fairfax Close, with nearby occupiers including Donna's Hair Salon, William Hill Betting Office, Hardings Estate Agent and The George Hotel.

DESCRIPTION

The property comprises a ground floor retail office as part of a recently completed modern development with the benefit of a glazed window display frontage and separate entrance leading to an open plan sales area, together with rear ancillary and separate WC.

ACCOMMODATION

Net Frontage	9' 6"	(2.90 m)
Return Frontage	6' 6"	(1.98 m)
Internal Width	13' 0"	(3.96 m)
Shop Depth	10' 8"	(3.25 m)
Net Sales Area	139 sq ft	(12.91 sq m)
Rear Ancillary	78 sq ft	(7.25 sq m)
Separate WC		

TENURE

The premises are held under a 999 year long leasehold interest with effect from 29 September 2016 at a peppercorn ground rent, with the benefit of the business tenancy outlined below.

There is a service charge payable for the maintenance and upkeep of the common areas of the development.

TENANCY

The premises are let to Mrs S J East, trading as Cambridge Diet Centre on an effective full repairing and insuring lease (via service charge) for a lease term of 10 years expiring 16 February 2027, incorporating a tenant only break option with effect from 17 February 2022 at a current rental of £5,000 per annum exclusive, subject to an upward only rent review with effect from 17 February 2022.

PRICE

£95,000.

VAT

VAT is payable on the price.

BUSINESS RATES

Rateable Value: £3,250.*

Rates payable for the year ending 31/03/19: £1,560.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

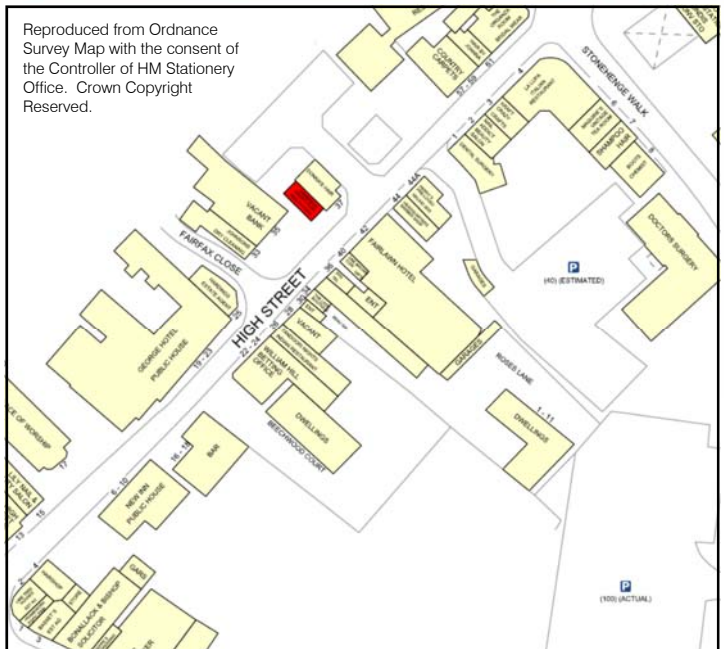
**This property may qualify for Small Business Rates Relief".

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

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PLANNING

The premises are currently being occupied as Class A2 (professional services) use. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

MONEY LAUNDERING REGULATIONS

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

VIEWING

Strictly by appointment only. Contact Simon Lee on 01722 337577.

Ref: SML/JW/16288

ENERGY PERFORMANCE



CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

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