

Melksham - 17 High Street, Wiltshire SN12 6JY  
Freehold Shop and Residential Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Melksham - 17 High Street, Wiltshire SN12 6JY

## Freehold Shop and Residential Investment



### Investment Consideration:

- Purchase Price: £275,000
- Gross Initial Yield: 6.98%
- Rental Income: £19,200 p.a.
- VAT is NOT applicable to this property
- Comprises a ground floor shop with self-contained flat on first and second floor
- Situated in the town centre shopping area
- Other occupiers serving the town include Waitrose, Superdrug, Barclays, Costa Coffee, Specsavers and Boots.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 17 High Street (Ground Floor Shop)	Gross Frontage: 5.20 m (17'1") Built Depth: 18.30 m (60'0")	Grylls Adams Ltd t/a Estate Agent	10 years from 1 March 2015	£12,000	Note 1: IRI Note 2: No Break clause Note 3: Rent review every fifth year
No. 17A (First & Second Floor)	First/Second Floor Flat Comprises 3 Rooms, Kitchen and Bathroom 72 sq m (775 sq ft)	Individual	12 months from 13 November 2019	£7,200	Note 1: AST Note 2: Deposit held £600
<b>Total</b>				<b>£19,200</b>	



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### Property Description:

The property is arranged as ground floor shop with self-contained flat on first and second floor.

The property provides the following accommodation and dimensions:

No. 17 High Street (Ground Floor Shop)	No. 17A (First & Second Floor Flat)
Gross Frontage: 5.20 m (17'1")	Comprises 3 Rooms, Kitchen and Bathroom
Built Depth: 18.30 m (60'0")	72 sq m (775 sq ft)

### Tenancy:

The shop is at present let to Grylls Adams Ltd t/a Estate Agent for a term of 10 years from 1<sup>st</sup> March 2015 at a current rent of £12,000 per annum and the lease contains internal repairing and insuring covenants. The first/second floor residential flat is at present let on an AST to an individual for a term of 12 months from 13<sup>th</sup> November 2019 at a current rent of £7,200 per annum. Rent deposit held of £600.

### Location:

Melksham is an attractive Wiltshire market town, located 11 miles east of Bath and 6 miles south of Chippenham. The town is situated on the A350, which provides access to the M4 Motorway (Junction 17) about 11 miles to the north. The property is situated in the town centre shopping areas. Other occupiers serving the town include Waitrose, Superdrug, Barclays, Costa Coffee, Specsavers and Boots.



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### Contacts:

To view copies of the leases, information on the title, other information, please contact Prash Jaitley or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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