

## 63-65 Fisherton Street, Salisbury, SP2 7SU

Retail & Residential Ground Rent Investment

Producing £11,800 per annum

**For Sale Freehold**

Price  
Reduction



**01722 337577**  
[www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)

## LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 40,302 approximately and a Salisbury District population of 117,500 (Source: 2011 Census).

Rail communications are provided by a main-line Station with frequent service to London (Waterloo) (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles) (Source: The AA).

There is a stall market at the Market Place on Tuesdays and Saturdays. The Salisbury District attracts just over 3.95 million tourists per year, which comprises 1,085,000 staying visitors and 2,862,000 day visitors. (Source: The Southern Tourist Board 2008).

## SITUATION

The property is situated in Fisherton Street, which forms one of the main shopping streets in Salisbury City Centre, leading from the High Street to Salisbury mainline Railway Station. Fisherton Street is home to a wide range of independent retailers as well as national occupiers.

## DESCRIPTION

The property comprises a three storey Grade II Listed Building, dating from the mid 18th Century. The first and second floors have been converted to provide four flats over the retained ground floor shop.

## ACCOMMODATION

Shop Premises **929 sq ft** (86.30 m)

## TENURE

Freehold, subject to the leases summarised on the attached tenancy schedule.

## PRICE

£155,000, which represents 7.48% net initial yield, net of purchaser's costs at 1.81%.

## VAT

Price exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £10,500.\*

Rates payable for year ending 31/03/19: £5,040.\*\*

The Flats are assessed at Council Tax Band B.

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

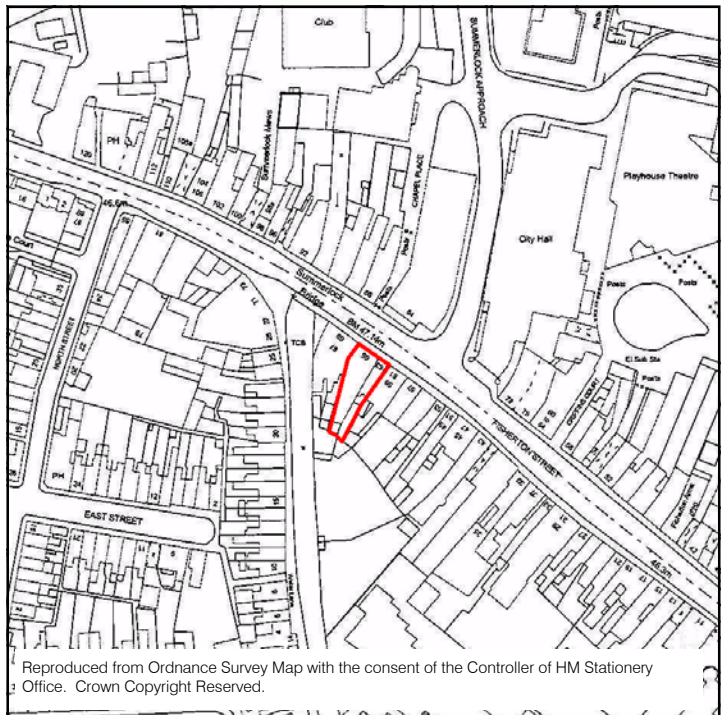
## SERVICES

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.

## PLANNING

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.



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## 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.

Ref: PH/DS/JW/18194

## ENERGY PERFORMANCE



Regulated by the RICS.



## 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](http://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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## Tenancy Schedule

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Demise	Floor Area (sq ft)	Tenant	Lease Terms	Tenant's Break Option	Rent Review	Lease Expiry	Rent (£/pa)
Shop	929 sq ft	Totally Living Care Ltd*	10 years with effect from 24/03/16. Tenant pays 20% of the cost of repairs. Contracted out of the Landlord & Tenant Act 1954	24/03/2021	24/03/2021 Upward Only	23/03/2026	£11,000
Flat 1	-	-	125 years with effect from 01/01/2014. Service charge at 20%	-	-	-	£200 Rising by £200 every 25 years
Flat 2	-	-	125 years with effect from 01/01/2014. Service charge at 20%	-	-	-	£200 Rising by £200 every 25 years
Flat 3	-	-	125 years with effect from 01/01/2014. Service charge at 20%	-	-	-	£200 Rising by £200 every 25 years
Flat 4	-	-	125 years with effect from 01/01/2014. Service charge at 20%	-	-	-	£200 Rising by £200 every 25 years
						<b>Total Income</b>	<b>£11,800 pa</b>

\*Totally Living Care Ltd was incorporated in May 2013. Barbara Hyman and Andrews Rogers, directors and owners of the all the share capital act as guarantors.