

## Caerglow House, High Street, Tisbury, SP3 6JP

Retail & Ground Rent Investment

Producing £12,300 per annum

**For Sale Freehold**



## LOCATION

Tisbury is a busy small town serving a mainly rural area, situated to the west of Salisbury between the City and Shaftesbury. It offers a good range of shopping and leisure facilities.

The town has a main-line railway station with trains to Waterloo or Exeter.

## SITUATION

The property is situated in the centre of the town of Tisbury, overlooking the Square and close to a range of other retailers.

## DESCRIPTION

The property comprises an end of terrace building of stone elevations with a concrete tile roof, arranged over ground and first floor. The ground floor is occupied by a retail shop and separate self contained office. There are two self contained flats above sold on long leases.

## ACCOMMODATION

Shop	470 sq ft	(43.66 sq m)
Store	21 sq ft	( 1.95 sq m)
Office	377 sq ft	(35.02 sq m)

## TENURE

Freehold, subject to the leases summarised on the attached Tenancy Schedule.

## PRICE

£170,000.

7.09% after purchaser's costs of 1.99%.

## VAT

Price exclusive of VAT (if applied).

## SERVICES

Mains electricity, water and drainage are available to each property.

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.

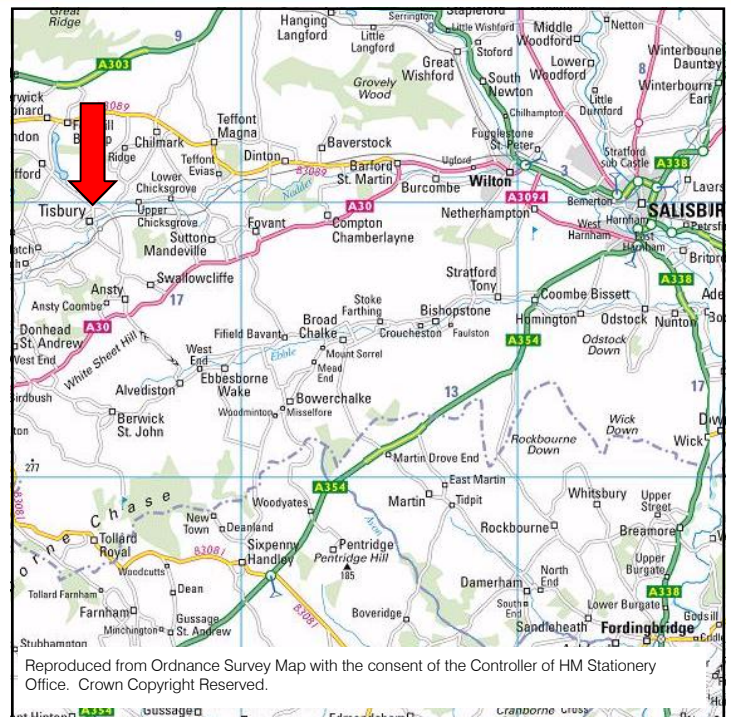
## MONEY LAUNDERING REGULATIONS

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

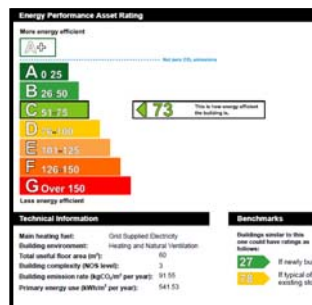
Strictly by appointment only.

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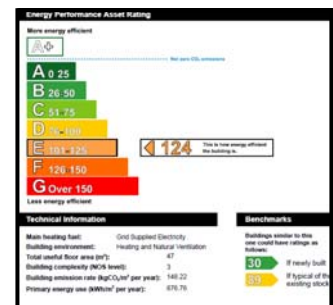


## ENERGY PERFORMANCE

### Shop



### Office



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

**Caerglow House, High Street, Tisbury, SP3 6JP**

<b>Demise</b>	<b>Floor Area (sq ft)</b>	<b>Tenant</b>	<b>Lease Terms</b>	<b>Tenant's Break Option</b>	<b>Rent Review</b>	<b>Lease Expiry</b>	<b>Rent (£/pa)</b>
Shop	491 sq ft	Teresa Martin, trading as Ted's Flowers	6 years with effect from 01/08/14. Repairs by service charge capped at £40 per calendar month	31/07/17	-	31/07/20	£6,500
Office	377 sq ft	E Broderick- Baker (Solicitor)	12 months with effect from 15/11/09, expires 14/11/10 (tenant holding over), internal repairing.	-	-	14/11/10	£5,500
Flat A	-		125 year lease with effect from 1989. 25% of the cost of repairs, maintenance and insurance of the building	-	-	2114	£150 Doubling every 25 years
Flat B	-		125 year lease with effect from 1989. 25% of the cost of repairs, maintenance and insurance of the building	-	-	2114	£150 Doubling every 25 years
						<b>Total Income</b>	<b>£12,300 pa</b>