



**FREEHOLD
RETAIL INVESTMENT**

Long Leases

Factory Shop Ltd

&

Dominos Pizza

FOR SALE

**Cowling
& West**
CHARTERED SURVEYORS

01202 558 262

www.cowlingandwest.co.uk

44 Salisbury Street, Amesbury, Salisbury, SP4 7HD

LOCATION

Amesbury is a historic town located close to the junction of the A345 and A303 some 9 miles north of Salisbury.

Stonehenge is close by which generates significant tourist interest.

The town is expanding rapidly with approximately 2,200 new homes being developed. In addition, Solstice Park (www.solsticepark.co.uk), a 160 acre mixed use business development is adjacent to the town. Recently, Home Bargains developed a 700,000 sq. ft. distribution warehouse which has created 1,200 new jobs.

SITUATION

Salisbury Street is the principle retailing pitch for Amesbury and other multiple retailers include Aldi, Boots, McColls, William Hill and Nationwide Building Society.

ACCOMMODATION

The property is arranged on ground floor only and provides the following approximately areas and dimensions:

Gross Frontage

Unit 1

Internal width	31 ft	9.45 m
widening to	75 ft	22.9 m
Shop depth	112 ft	34.1 m
Sales area	5400 sq ft	501.7 sq m
Ancillary area	807 sq ft	75.0 sq m

Unit 2

Internal width	18ft 6in	5.64 m
Shop depth	59 ft	18.0 m
Sales area	1055 sq ft	98.0 sq m

TENANCY DETAILS

Unit 1 is let to The Factory Shop Limited guaranteed by Original FS Holdings Limited on a FR & I lease, for a term expiring on the 28th October 2027. The lease incorporates an upward only rent review on the 30th October 2022. The current passing rent is £74,500 pa.

Unit 2 is let to DP Realty Limited (Domino’s Pizza) on a 20 year FR & I lease from the 27th June 2008, incorporating upward only rent reviews at five yearly intervals. The current rent is £24,000 pa.

Total rent - £98,500 pa

COVENANT INFORMATION

For the year ending 2nd April 2017 The Factory Shop Limited had a turnover of approximately £190m and net assets of £48m.

For the year ending 25th December 2016 DP Realty Limited reported a turnover of £22,479,00 and a net profit of £2,119,000. Net assets for the Company were reported as £3,355,000.



TENURE

FREEHOLD

VAT

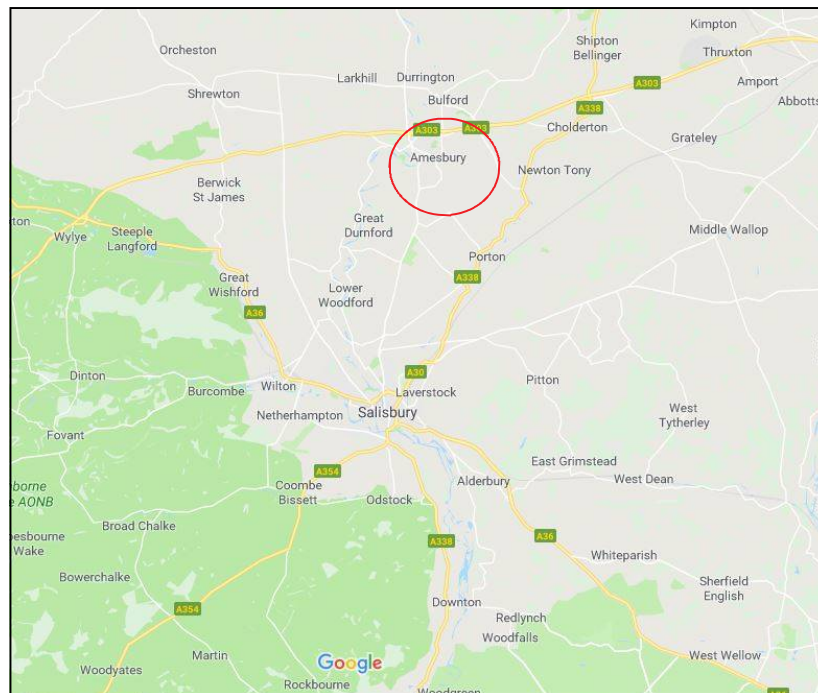
We understand that the property is elected for VAT which will therefore be payable on the purchase price.

ENERGY PERFORMANCE

The property has an Energy Performance rating of C (61). A copy of the EPC is available to interested parties on request.

PROPOSAL

The Vendor's are seeking a figure of **£1,375,000** subject to Contract reflecting a net initial yield of approximately 6.8% after allowing acquisition costs of approximately 6%.



FURTHER INFORMATION

For further information or to arrange an inspection please contact :-

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