

6 WEEK COMPLETION

View from the property



Artists impression of shop fascia

SITUATION

Located on the main A30, close to the junction with North Street, in the heart of this attractive village with both established traders and branches of **Lloyds TSB, One Stop** and a **Post Office**.

Wilton lies approximately 4 miles west of Salisbury which is a popular historic Cathedral city some 25 miles north of Bournemouth and 20 miles north-west of Southampton, enjoying excellent road links with the A338, A354 and A36 which connects with the M27.

PROPERTY

A mid terraced Grade II Listed building comprising a **Ground Floor Double Fronted Shop** with D1 Planning Use plus separate front access to a **Self-Contained Flat** at First Floor level. In addition, the property includes a **Large Deep Rear Garden** and **Timber Store**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Rear Garden & Timber Store	Site Depth 171'0" Gross Frontage 28'7" Internal Width 25'4" widening at rear to 31'0" Built Depth 46'6" GIA Approx 1,300 sq ft 2 WC's Timber Store Area Approx 190 sq ft	Wiltshire County Council (See Note)	25 years from 25th February 2011	£9,000 (Rising to £10,000 in 2014)	IRI plus Shop Front Rent Reviews 5 yearly Tenant's Break 2016 and any time thereafter on 6 months notice
First Floor Flat	Not inspected	Individual	125 years from 26th June 2008	£100	FRI
TOTAL				£9,100	

Note: Wiltshire County Council will sub-let the property on completion of the works to Sure Start which is a Government programme providing services for pre-school children and their families. At the time of printing the tenant was in the process of a circa £100,000 fit out due to complete in mid May 2011 in order to operate as the 'Wilton Sure Start Children's Centre' thereafter.

£9,100 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
 Coley & Tilley - Tel: 0121 643 5531
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
 The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts