UNITS 1 & 2, 44 SALISBURY ROAD, AMESBURY, SP4 7HD

INVESTMENT / RETAIL FOR SALE

6,671 SQ FT (619.76 SQ M)

Vail Williams

Summary

RETAIL INVESTMESTMENT FOR SALE

Available Size	6,671 sq ft
Price	£675,000 exclusive of VAT
Business Rates	Unit 1 – £34,750, Unit 2 - £14,750 (from 1.04.23)
Legal Fees	Upon Enquiry
EPC Rating	A

- Retail units located within Amesbury, Salisbury
- Unit 1 let to Peacocks at £40,000 pa until June 2028
- Unit 2 let to Domino's at £24,000 pa until June 2028
- Price - £675,000 subject to contract
- Net initial yield of 9% after deduction of purchaser's costs of 5.24%
- VAT elected

Location

Units 1 & 2 44 Salisbury Road, Amesbury, SP4 7HD

Amesbury is a historic town and home to Stonehenge and Solstice Park. Amesbury is located approximately 9 miles north of Salisbury and is just outh of the A303 trunk road which provides access to Exeter/the west country and the M3/London. The population of Amesbury has increased ignificantly in recent years following major residential development to the south of the town and in addition, Solstice Park now represents a major commercial hub as well as providing a comprehensive range of road side services including a Holiday Inn, Mcdonalds and Costa.

The subject property is located on Salisbury Street in the heart of Amesbury's town centre and nearby occupiers include Coral, Hays Travel, Boots, Nationwide, Aldi and Co-op.

Further Details

Description

The property is divided in to two units.

Unit 1 is the larger unit, an L-shaped configuration providing a ground floor sales area of 4,866 sq ft NIA and ancillary storage accommodation of 735 sq ft that includes a metal roller shutter loading door.

Unit 2 is a smaller unit of 1,070 sq ft NIA fitted out for a takeaway operation with kitchen.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 1	5,601	520.35	Available
Ground - Unit 2	1,070	99.41	Available
Total	**6,671**	**619.76**	

Viewings

Viewings are by appointment and further information is available in a data-room, access on request.

Terms

£675,000 exclusive of VAT; this shows a net initial yield of 9% after the deduction of purchaser's costs of 5.24%.

Tenancies

Unit 1 is let to Peacocks Stores Properties Limited (13324423) on a lease expiring 26th June 2028 at a rent of £40,000 per annum exclusive. There is a tenant break option in March 2026 subject to 12 months prior notice and no notice has been served by the tenant. The 31st May 2026 rent review has been settled at £40,000 per annum exclusive. There is a service charge provision capped at £1,500 pa linked to CPI.

Unit 2 is let to DP Realty Limited (02882513) trading as Domino's Pizza on a 20 year lease from 27th June 2008 at a rent of £24,000 per annum exclusive subject to 5 yearly upward only rent reviews and an uncapped service charge provision.

EPC

Unit 1 - A (21)
Unit 2 - A (25)

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Rateable Value

Unit 1 – £34,750 (from 1.04.23)
Unit 2 - £14,750 (from 1.04.23)

Enquiries & Viewings

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