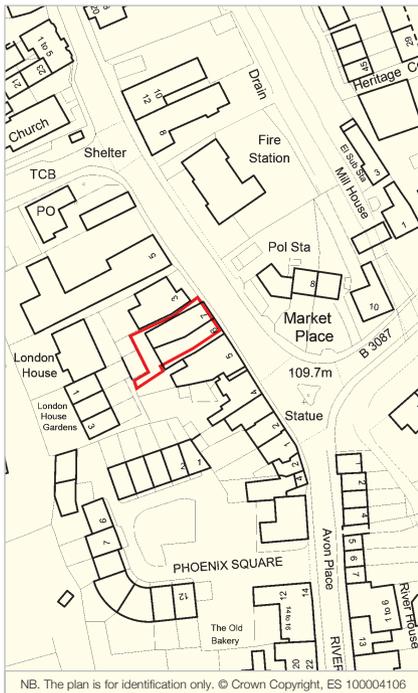


Pewsey
3 & 4 London House
5 Market Place
Wiltshire
SN9 5AA

- **Freehold Shop and Residential Investment**
- **Comprises takeaway, hair salon and six flats on Assured Shorthold Tenancies**
- **VAT is not applicable**
- **Total Current Rents Reserved**
£55,840 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location
 Pewsey is an attractive Wiltshire town located some 18 miles south of Swindon, 17 miles north-west of Andover and 7 miles south of Marlborough. The M4 Motorway (Junction 15) is some 14 miles to the north and the A303 some 13 miles south. Pewsey Rail Station provides a direct service to London Paddington (fastest journey time 1 hour 5 minutes).

The property is situated on the west side of Market Place, opposite its junction with High Street.

Occupiers close by include Spar and the Post Office, together with a range of local traders. Pewsey Police Station and Community Fire Station is opposite.

Description

This Grade II Listed property is arranged on ground and two upper floors with a third/attic floor. The ground floor comprises two shops, whilst the

upper floors provide five self-contained flats with a sixth to the ground floor rear. Access to the flats is from the front by way of a side alleyway.

VAT
 VAT is not applicable to this lot.

Documents
 The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
 For EPC Rating please see website.

Viewings
 There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 137 Pewsey**.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
5 Shop	S Guduz (t/a Pizza and Kebab House)	Gross Frontage Net Frontage Shop Depth Built Depth	5.55 m 3.45 m 7.70 m 19.75 m	(18' 3" (11' 4" (25' 3" (64' 9")	25 years from 01.12.2002 Next rent reviews 2020, 2023 and 2026 Effectively FR & I by way of service charge	£11,000 p.a.	Rent Review 2020
7 Shop	A M Morrissey (t/a Hair Salon)	Gross Frontage Net Frontage Shop Depth Built Depth	6.05 m 3.40 m 9.35 m 12.20 m	(19' 10" (11' 2" (30' 8" (40' 0")	5 years from 01.03.2014 Without review Effectively FR & I by way of service charge	£5,900 p.a.	Reversion 2019
Flat 7A	Individuals	First Floor Flat – Bedroom, Kitchen, Shower/WC			6 month Assured Shorthold Tenancy from 30.07.2017	£6,480 p.a.	
Flat 7B	Individual	First Floor Flat – Bedroom, Kitchen, Shower/WC			6 month Assured Shorthold Tenancy from 27.02.2013	£6,420 p.a.	
Flat 7C	Individual	Second Floor Flat – Bedroom, Kitchen, Shower/WC			12 month Assured Shorthold Tenancy from 01.11.2017	£6,900 p.a.	
Flat 7D	Individual	Second Floor Flat – Bedroom, Kitchen, Shower/WC			6 month Assured Shorthold Tenancy from 28.04.2015	£6,420 p.a.	
Flat 7E	Individual	Third/Attic Floor Flat – Bedroom, Kitchen, Shower/WC			12 month Assured Shorthold Tenancy from 27.12.2014	£6,420 p.a.	
Flat 7F	Individual	Ground Floor Rear Flat – Bedroom, Kitchen, Shower/WC			12 month Assured Shorthold Tenancy from 15.04.2016	£6,300 p.a.	

In respect of the communal hall, stairs and landing, the Landlord pays the electric bill for the lights and does not charge back to the tenants.
 Flats 7B-7F were not inspected by Allsop, accommodation provided by the Vendor.
 NB. The property is known by various addresses

Total £55,840 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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