



SALISBURY UNIT 5, WYNDHAM CENTRE, DAIRY MEADOW LANE, SALISBURY BUSINESS PARK, SP1 2TJ

- | Leasehold warehouse investment
- | Let to Rex Garage Salisbury Limited until 2027
- | In occupation for 27 years
- | Producing £23,500 per annum

DESCRIPTION

The property comprises an end of terrace single storey industrial unit with two storey offices set within the front elevation. The warehouse has a roller shutter vehicle access door beneath a canopy and internally has a ceiling clear height of 24ft.

The property lies within a commercial retail and business park alongside the A36, with local occupiers including Halfords, Maplin and a nearby Tesco Extra.



LOCATION

Miles: Southampton 22 miles, Warminster 22 miles, Andover 18 miles
Roads: A36, A354, A338, A303
Rail: Salisbury

TENURE

Leasehold for a term of 125 years (less one day) from 22/06/1990 at a peppercorn

VAT

Refer to the legal documentation

EPC

See website

PLANNING

Wiltshire Council (0300 456 0114) www.wiltshire.gov.uk

ADDRESS	TENANT	FLOOR	USE	SQ M	SQ F	LEASE TERMS	RENT £ PA	RENT REVIEW
Unit 5, Wyndham Centre	Rex Garage (Salisbury) Ltd (1) (2)	Ground	Workshop	234.79	2,527	10 years from 02/08/2017	£23,500	02/08/2022
		Ground	Office	45.33	488			
		First	Office	42.72	460			
TOTAL				322.84	3,475		£23,500	

The areas have been taken from the VOA website.
 (1) The tenant has been in occupation since 1990.
 (2) There is a tenant's break option on 02/08/2022.



Seller's Solicitor

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