

Trowbridge - 2 Church Street, Wiltshire BA14 8DR  
Freehold Shop and Residential Ground Rent Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Trowbridge - 2 Church Street, Wiltshire BA14 8DR

## Freehold Shop and Residential Ground Rent Investment



### Investment Consideration:

- Purchase Price: £90,000
- Gross Initial Yield: 7.89%
- VAT is NOT applicable to this property
- Comprises a shop and two flats
- Situated in an established trading location within the town centre
- The property is arranged on ground and two upper floors to provide a ground floor shop with two flats above sold off on long leases
- Occupiers close by include The Post Office, Coral and Oxfam, amongst many others
- The property is situated on the east side of Church Street, an established trading location, in between its junctions with Silver Street and Church Walk

### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 2 (Ground Floor Shop)	Gross Frontage 15'1" Net Frontage 11'4" Ground Floor 368 sq ft	KAC Petrie	5 years from 1st November 2016	£7,000	FRI Note 2: Rent review on the 3rd year
No. 2A (First Floor Flat)	Residential	Individual	125 years from 28.09.2006	£50	Reversion 2131
No. 2B (Second Floor Flat)	Residential	Individual	125 years from 29.09.2006	£50	Reversion 2131
Total				£7,100	

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### Contacts:

To view copies of the leases, information on the title, other information, please contact Prash Jaitley or Joseph Bachman.



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# BLUE ALPINE

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### Address:

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