

Salisbury - 103B Fisherton Street, Wiltshire, SP2 7SP
Leasehold Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Salisbury - 103B Fisherton Street, Wiltshire, SP2 7SP

Leasehold Shop Investment



Investment Consideration:

- Purchase Price: £110,000
- Gross Initial Yield: 7.27%
- Rental Income: £8,000 p.a.
- VAT is applicable to this property
- Comprising a lock-up shop
- EPC Rating 56 Band C
- Situated close to Salisbury Rail Station
- Occupiers close by include Premier convenience store (adjacent) and Sweeny Hair (opposite) amongst other local occupiers.

Tenancy:

The entire property is at present let to M HIGGINSON for a term of 5 years from 7th August 2015 at a current rent of £8,000 per annum.

Tenancies and Accommodation:

Property	Accommodation		Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 103B (Ground Floor)	Gross Frontage	4.80 m (15' 9")	M HIGGINSON	5 years from 7 August 2015	£8,000	FRI Note 2: No Break clause Note 3: Reversion 06.08.2020
	Net Frontage	4.65 m (15' 3")				
	Shop & Built Depth	16.65 m (54' 7")				
	Ground Floor	67.05 sq m (722 sq ft)				
				Total	£8,000	

Salisbury - 103B Fisherton Street, Wiltshire, SP2 7SP

Leasehold Shop Investment



Property Description:

The property is arranged on ground floor only to provide a lock-up shop. Leasehold held for a term of 125 years from 17th August 2007 (thus having approximately 113 years unexpired) at a current ground rent of £100 per annum.

Location Description:

The cathedral city of Salisbury, with a population of some 40,000, is a major commercial, tourist and administrative centre serving a wide catchment area. The city has good road communications being south of the A303 and served by the A30, A36, A338 and A354 roads and also benefits from rail services to London and the South West.

The property is situated on the southern side of Fisherton Street, approximately 160 metres to the east of Salisbury Rail Station, and on the main thoroughfare between the rail station and the town centre.

Salisbury - 103B Fisherton Street, Wiltshire, SP2 7SP

Leasehold Shop Investment

Contacts:

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



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.