

## 33–34 Fore Street, Trowbridge, Wiltshire BA14 8EW



#### SITUATION

Located close to the junction with Market Street, in this busy retail pedestrianised thoroughfare adjacent to **Santander**, opposite **Paddy Power** and amongst such multiples as **Costa**, **HSBC**, **Monsoon**, **Boot's Opticians** and **WH Smith**.

Trowbridge is the county town of Wiltshire, located on the main A361 some 11 miles south of Chippenham, 8 miles south-east of Bath and 8 miles north of Warminster with access to the M4 (Junction 17) via the A350.

#### PROPERTY

Forming part of a substantial mixed use building comprising a newly fitted out **Large Ground Floor Retail Unit** with rear servicing via Market Street.

### ACCOMMODATION

## Ground Floor Retail Unit

Gross Frontage		42'1"
Internal Width		38'6"
widening at rear to		47'4"
Shop Depth		80'3"
Built Depth		93'3"
Area	Approx	4,100 sq ft
Incl. WC		

#### VAT is applicable to this Lot

#### TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

#### **TENANCY**

The property is let on a full repairing and insuring lease (by way of service charge) to **Savers Health and Beauty Limited (See Tenant Profile)** for a term of 10 years from 26th July 2019 at an initial rent of **£45,000 per annum** exclusive (rising to **£47,500 p.a. in 2021 and £50,000 p.a. in 2022) – see Note**.

#### Rent Review and Tenant's Break 2024

Note: There is currently a rent free period which expires in April 2020 and the Vendor will make up this rent shortfall on completion.

#### **TENANT PROFILE**

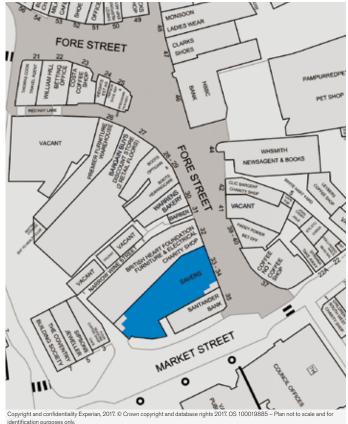
Savers Health & Beauty Ltd have over 400 branches and in the Y/E 30/12/17 reported a Turnover of  $\pounds460.3m$ , a Pre-Tax Profit of  $\pounds44.3m$  and Shareholders' Funds of  $\pounds64.5m$ .

Savers Health & Beauty Ltd are part of the A S Watson Group which is the worlds' largest Health & Beauty Retail Group with over 14,000 stores worldwide. Founded in 1841 and based in Hong Kong, the group are majority owned by CK Hutchison Holdings. Visit: www.aswatson. com

## \*Reserve below £525,000 6 week completion







# **£45,000**<sub>p.a.</sub> rising to **£50,000 by 2022 (see Note)**

Vendor's Solicitors Solomon Taylor & Shaw Tel: 020 7431 1912 Ref: Barry Shaw Email: barry@solts.co.uk

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman** 

For legal documents, please refer to page 8 of this catalogue The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts \*Refer to points 9 and 10 in the 'Notice to all Bidders' page