



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 £460.3m, a Pre-Tax Profit of £44.3m and Shareholders' Funds of £64.5m.

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



View along Fore Street



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**£45,000_{p.a.} rising to
£50,000 by 2022 (see Note)**

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

Vendor's Solicitors

Solomon Taylor & Shaw

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