

Lot 3

37 Blue Boar Row,
Salisbury, Wiltshire SP1 1DA

*Guide: £450,000

Gross Yield 8.5%
By order of Executors
6 week completion



SITUATION

Occupying a prominent trading position within the heart of the City Centre, close to the junction with Castle Street, facing the Market Place, adjacent to **Lloyds Bank** and amongst such multiples as **Martins, Timpson, HSBC, Tesco Metro, Pizza Express, Ryman, Tiger, NatWest Bank**, and a host of independent retailers and restaurants. Salisbury is a picturesque Cathedral City lying approximately 18 miles north-west of Southampton with good road access via the A30, A36, A303 and A338.

PROPERTY

An attractive Grade II Listed terraced building comprising a **Ground Floor Shop** with separate front entrance to **3 Self-Contained Flats** at first, second & third floor level.

VAT is NOT applicable to this Lot

FREEHOLD

Note: The Vendor converted the upper floors in 2016 from Offices to 3 Flats at a cost of around £175,000. They have subsequently spent a further £30,000 on external works to the roof and main structure.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
Ground Floor Shop	Gross Frontage Internal Width widening to Shop Depth WC	23'2" 16'10" 20'1" 29'3"	A. Atli (Turkish Barber)	10 years from 15th March 2022	£12,000 (Rising to £13,000 in March 2023 & £15,000 in March 2024)	Effectively FRI Rent Review 2027. Tenant's Break March 2024 on 6 months prior notice and upon payment of a £1,500 penalty charge. Rent Deposit £5,000.
Flat 1 (First Floor)	1 Bedroom, Living Room/Kitchen, Shower/WC	Individual (with Guarantor)	1 year from 8th October 2021	£9,300	AST. Rent Deposit £894.23.	
Flat 2 (Second Floor)	1 Bedroom, Living Room, Kitchen, Shower/WC	Individual	1 year from 3rd December 2021	£9,000	AST. Rent Deposit £865.38.	
Flat 3 (Third Floor)	1 Bedroom, Living Room, Kitchen, Shower/WC	Individual	1 year from 6th October 2021	£7,800	AST. Rent Deposit £750.	
				Total: £38,100		

**£38,100 p.a.
rising to £41,100 p.a.
by March 2024**

Joint Auctioneers

Wooley & Wallis, 51–61 Castle Street,
Salisbury SP1 3SU Tel: 01722 330 333
Ref: Megan Casebow Email: m.casebow@w-w.co.uk

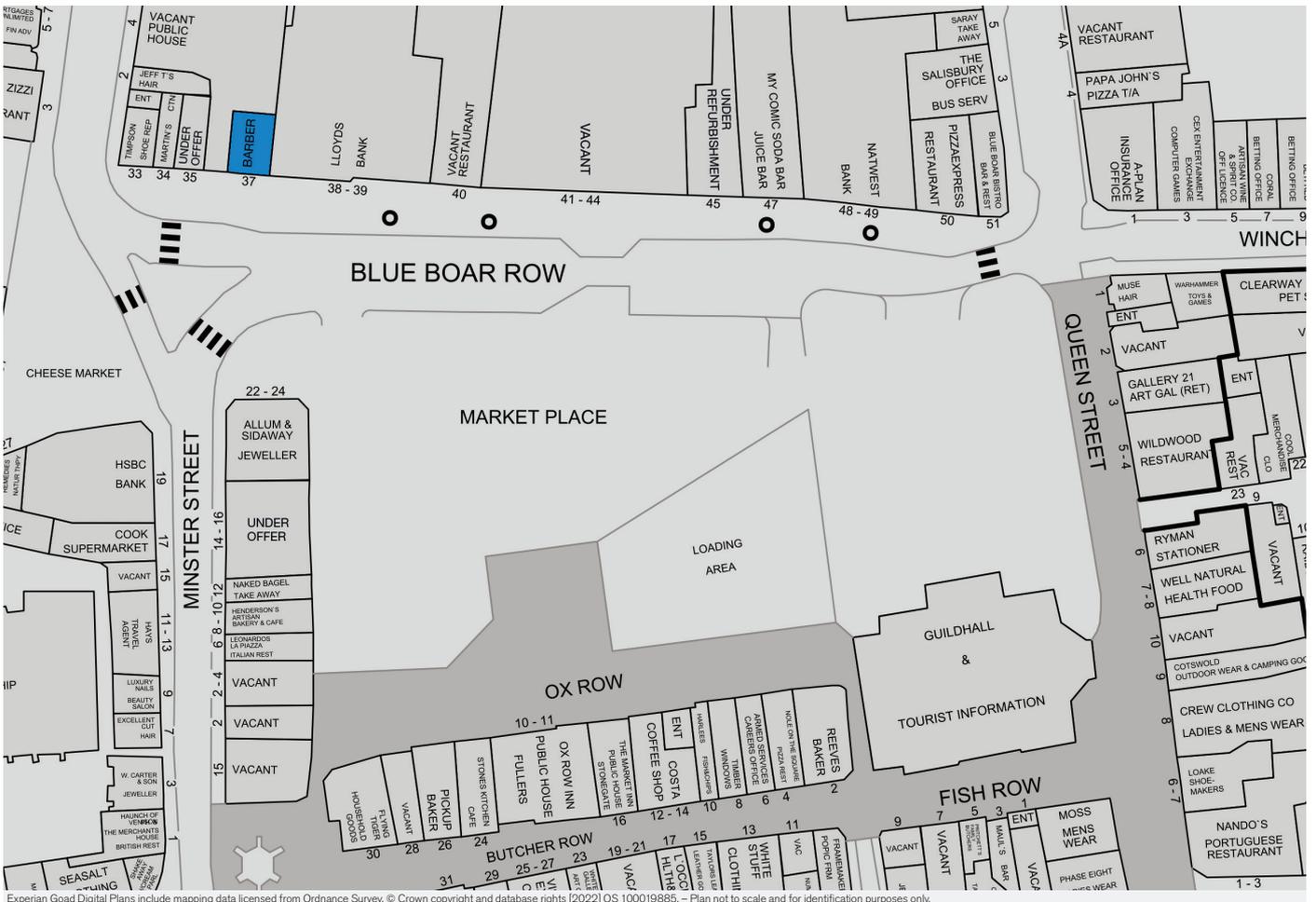
Vendor's Solicitors

Russell Cooke LLP
Tel: 020 8789 9111 Ref: Fiona Buckland
Email: fiona.buckland@russell-cooke.co.uk

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

View across Market Place



Experian Goad Digital Plans include mapping data licensed from Ordnance Survey. © Crown copyright and database rights (2022) OS 100019865. – Plan not to scale and for identification purposes only.

Shop interior



Flat 1 interior

