

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

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

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

### Joint Auctioneers

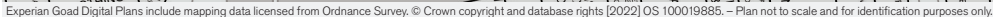
Wooley & Wallis, 51–61 Castle Street,  
Salisbury SP1 3SU Tel: 01722 330 333  
Ref: Megan Casebow Email: m.casebow@w-w.co.uk

### Vendor's Solicitors

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

The 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'**







Shop interior



Flat 1 interior

