



Chartered Surveyors &
Commercial Property Consultants

RETAIL INVESTMENT

FOR SALE

**30 - 32 HIGH STREET, PEWSEY
WILTSHIRE, SN9 5AQ**

2,135 SQ FT (198.46 SQ M)



LET TO BOOTS FOR 5 YEARS FROM JUNE 2024

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated in the village of Pewsey which is 6 miles south of Marlborough in the county of Wiltshire. The village has excellent links to London by car via the M4, A303 & M3 and via train on the Great Western Line to London Paddington.

DESCRIPTION

The property comprises a two storey brick built building with a pitched slate roof.

Internally the property is laid out as ground floor retail unit. The ground floor also includes storage area, WC, preparation area, store and staff room.

Stairs lead to the first floor which comprises two offices to the front of the building then storage space to the rear.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor Retail space	87.34	940
Ground Floor Storage	18.51	199
Ground Floor Prep	13.51	145
Ground Floor Staff Room	10.98	118
First Floor Storage	37.39	402
First Floor Offices	30.73	331
Total	198.46	2,135

LEASE INFORMATION

A new 5 year lease has been signed by Boots UK Ltd from 10th June 2024. Boots have been in occupation since 1999. The lease has a tenant only break clause at year 3. The rent passing is £11,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of tba and a score of tba.

PROPOSAL

The property is held long leasehold from 31st May 2017 to 30th May 2016 at a peppercorn rent. Offers are sought in the region of £135,000 for this investment property. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

June 2024



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.