

# Lot 2, Oxfam, 10 Catherine Street, Salisbury,

Wiltshire SP1 2DA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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### Property Information

#### Freehold Retail Investment

- Entirely let to Oxfam
- New 5 year renewed lease from February 2023 (subject to option)
- Tenant in occupation for at least 15 years
- Historic Popular Cathedral City location
- Close to Old George Mall & Salisbury Cathedral
- Nearby occupiers include Marks & Spencer, Boots the Chemist, Superdrug, Pizza Express, Nando's, Pret a Manger, Costa, Waterstones, WHSmith and Clarks

#### Lot

2

#### Auction

13th July 2023

#### Rent

£19,300 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

22 miles north-west of Southampton, 31 miles south-east of Bath

##### Roads

A30, A36, A354

##### Rail

Salisbury Railway Station (approx. 90 mins to London Waterloo)

##### Air

Bournemouth International Airport, Bristol Airport

#### Situation

Salisbury is a major commercial and tourist Cathedral City some 22 miles north-west of Southampton. The property is situated in a popular retailing location on the west side of Catherine Street, close to Old George Mall where retailers include Marks & Spencer, Costa, Greggs, H&M, WHSmith and CardFactory. Other nearby occupiers include Superdrug, Pizza Express, Nando's, Pret a Manger, Waterstones and Clarks.

#### Tenure

Freehold.

#### EPC

Band C

#### Description

The property comprises a charity shop arranged on the ground, first, second and third floors.

#### VAT

VAT is applicable to this lot.

#### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Retail	59.43	(640)	OXFAM (2)	5 years from 01/02/2023 (3)	£19,300
First	Ancillary	33.28	(358)			
Second	Ancillary	26.08	(281)			
Third	Ancillary	29.96	(322)			
<b>Total</b>		<b>148.75</b>	<b>(1,601)</b>			<b>£19,300</b>

(1) Areas provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates))

(2) Oxfam was set up in 1942 and is a development, relief and campaigning organisation and part of Oxfam International ([www.oxfam.org.uk](http://www.oxfam.org.uk))

(3) The lease is subject to a tenant only option to determine on 31/01/2026.

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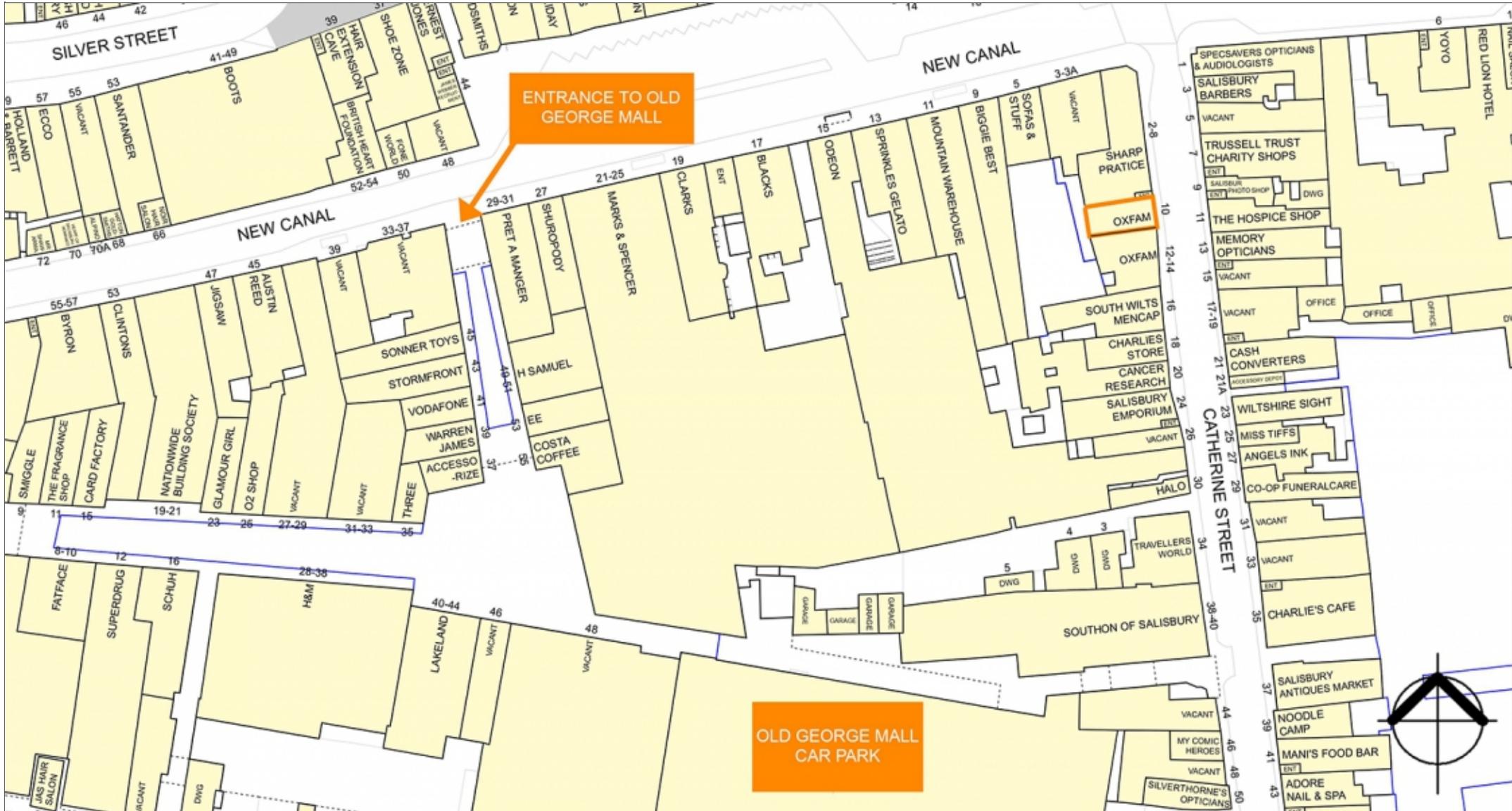
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## Contacts

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September 2020