

# FOR SALE

CokeGearing  
consulting  
Chartered Surveyors

Units at Leigh Park: Palomino Place, Westbury Leigh,  
Westbury, Wiltshire BA13 3SD

Commercial



A multi-let freehold investment comprising A1, A2, A3, A5 and residential

Prominent location in a modern residential area of Westbury Leigh off the A3098

Seven retail units with 14 flats to the first floor which have been sold off on long leasehold basis.

Tesco Express as anchor tenant

01279 758758

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C1512

## Location

The subject property is located in a modern residential area of Westbury Leigh off the A3098 on the outskirts of Westbury, a small market town located approximately six miles to the south of Trowbridge and 15 miles to the southeast of Bath. The nearest large town is Trowbridge, the County town of Wiltshire, situated close to the western boundary of Wiltshire, approximately 102 miles from London, 24 miles southeast of Bristol, 13 miles east of Bath and 14 miles south of Chippenham.

The town benefits from good road communications to the surrounding towns of Chippenham, Warminster, Frome and Bath via the A30, A361 and A36. The town lies on the A361 which provides access to the A350 and ultimately the M4 motorway (Junction 17) 15 miles to the north. Rail services to London Paddington are available with a journey time of approximately 1 hour 9 minutes.

## Description

The investment comprises a modern district centre adjacent to a new Persimmon residential development just outside Westbury.

The premises are let to a number of occupiers, as set out on the attached Schedule, with the majority of income being secured for a term of at least 10 years unexpired to Tesco Express, K's Hair Boutique, Martin & Co, The Jolly Friar, Star East Express, Zia's Pizza and there is one vacant unit which is currently being marketed. The scheme comprises seven retail units with 14 flats to the first floor which have been sold off on a long leasehold basis.

As well as a Tarmacadamed car park, providing customer, private residential, disabled and mother and toddler parking, the development contains a rear service yard, lock up store and electricity sub-station. The building is of a brick and rendered construction under a pitched tiled roof. Each unit provides a different specification depending on the use.

Total current rent passing equates to £125,814 per annum exclusive (rent reviews outstanding on various units).

## Accommodation

The premises are briefly summarised as follows:

### Unit A – Tesco Express

The accommodation comprises a retail shop with counter and secure ATM area, security office, staff room and WC facilities. The rear of the unit provides the store rooms, chiller, bakery ovens and the service yard/fire exit.

### Unit B - Hair Like Silk

The accommodation comprises hair salon with partitioned rooms to the rear providing tanning, beauty treatment and storage room, WC facilities and kitchen/staff room which has a fire exit to the rear yard area.

### Unit C – Martin & Co

The accommodation has been fitted out to provide an estate agents with partitioned rooms to the rear providing two offices, WC facilities and kitchen/staff room, which has a fire exit to the yard area.

### Unit D - Zia Pizza

The accommodation comprises a restaurant with partitioned WC with fire exit to the rear and a small kitchen.

### Unit E - Vacant

The property comprises a ground floor lock-up shop which has the benefit of an internal security roller shutter, DDA compliant WC and kitchen.

### Unit F - Star East Express

The accommodation comprises takeaway service area, open plan kitchen with partitioned stores, WC and fire exit to the rear.

### Unit G – Jolly Friar

The accommodation comprises takeaway service area, WC, partitioned kitchen with partitioned office, further WC, store and fire exit to the rear.

All the units have a double glazed frontage with double pedestrian doors, suspended ceiling and various fit-outs suited to the tenants' businesses.

We did not inspect the first floor residential parts as they have been sold off on a long-leasehold Basis; however there is an income in terms of ground rent.

## Tenure

Freehold subject to and with the benefit of the various leases referred to in the attached Schedule of Tenancies.

## Price

Our clients seek **offers in the region of £2.17 million** subject to contract for the benefit of this valuable freehold interest with potential reversionary income.

## VAT

VAT is applicable

## EPC

TBC

## Viewing

For viewing and further information, please contact sole agents, Coke Gearing Consulting, on **01279 758758**.

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SUBJECT TO CONTRACT



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