

Durrington - The Plough Inn, 189 Bulford Road, Salisbury SP4 8HB  
Freehold Public House Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Durrington - The Plough Inn, 189 Bulford Road, Salisbury SP4 8HB

## Freehold Public House Investment



### Investment Consideration:

- Purchase Price: £380,000
- Gross Initial Yield: 6.84%
- Rental Income: £26,000 p.a.
- VAT is applicable to this property
- Comprises ground floor public house with restaurant and 1-bed owner's accommodation
- Includes large car park to the side with residential development potential, STTP.
- Situated in predominantly residential area with occupiers nearby including Lifestyle Fitness Salisbury, Durrington Swimming Pool, Durrington Nursery & Pre-School and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>The Plough Inn (Ground &amp; First Floor)</b>	Ground Floor: Open plan bar & restaurant, kitchen, customer wc's First Floor: 1 bedroom, kitchen, living room and bathroom	Durrington Plough Ltd (with personal guarantee)	6 Years 11 Months from 17 October 2019	£26,000	Note 1: FRI Note 2: Rent review on 17.10.25 open market upward only Note 3: Rent review from 2022 outstanding Note 4: Deposit held of £4,333.33
<b>Total</b>				<b>£26,000</b>	

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### Property Description:

The property is arranged as a ground floor public house with open bar area, staff kitchen, office, commercial kitchen, ladies' and gents' WCs. The first floor flat consists of a living room, kitchen, one bedroom and bathroom with WC. Outside space includes outbuilding, which acts as a beer cellar, small beer garden and car park, providing the following accommodation and dimensions:

**Ground Floor:** Open plan bar & restaurant, kitchen, customer wc's

**First Floor:** 1 bedroom, kitchen, living room and bathroom

**Total GIA:** 364 sq m (3,918 sq ft)

### Tenancy:

The property is at present let to Durrington Plough Ltd (with personal guarantee) for a term of 6 Years 11 Months from 17<sup>th</sup> October 2019 at a current rent of £26,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 17.10.25 open market upward only. Rent review from 2022 outstanding. Deposit held of £4,333.33.



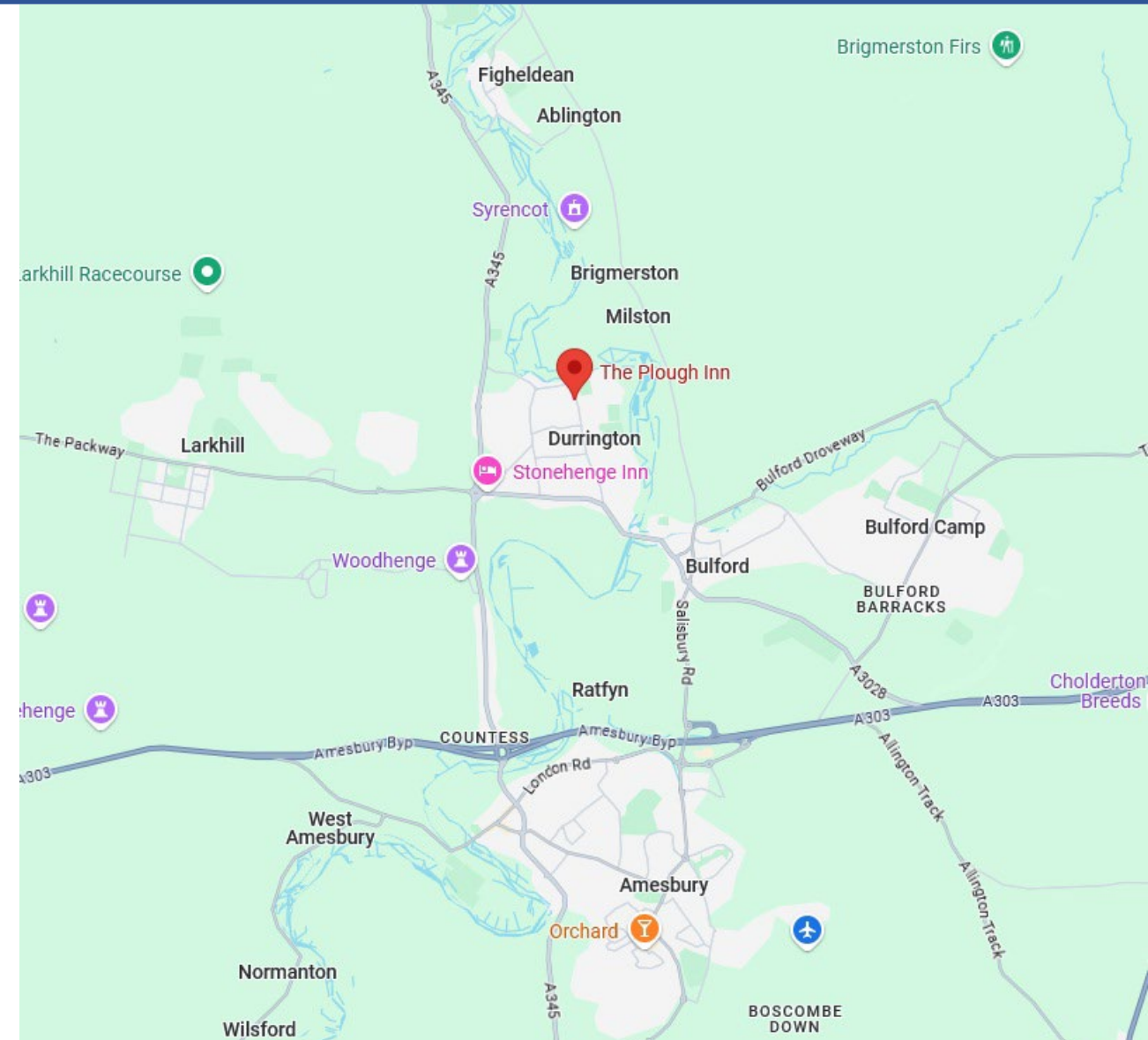
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### Location:

Durrington is a village in Wiltshire, England about 2 miles north of the town of Amesbury, 10 miles north-northeast of the city of Salisbury, and 2 ½ miles northeast of the Stonehenge monument. The property is situated in predominantly residential area with occupiers nearby including Lifestyle Fitness Salisbury, Durrington Swimming Pool, Durrington Nursery & Pre-School and more.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

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