



31 BEDWIN STREET, SALISBURY, WILTSHIRE, SP1 3UT

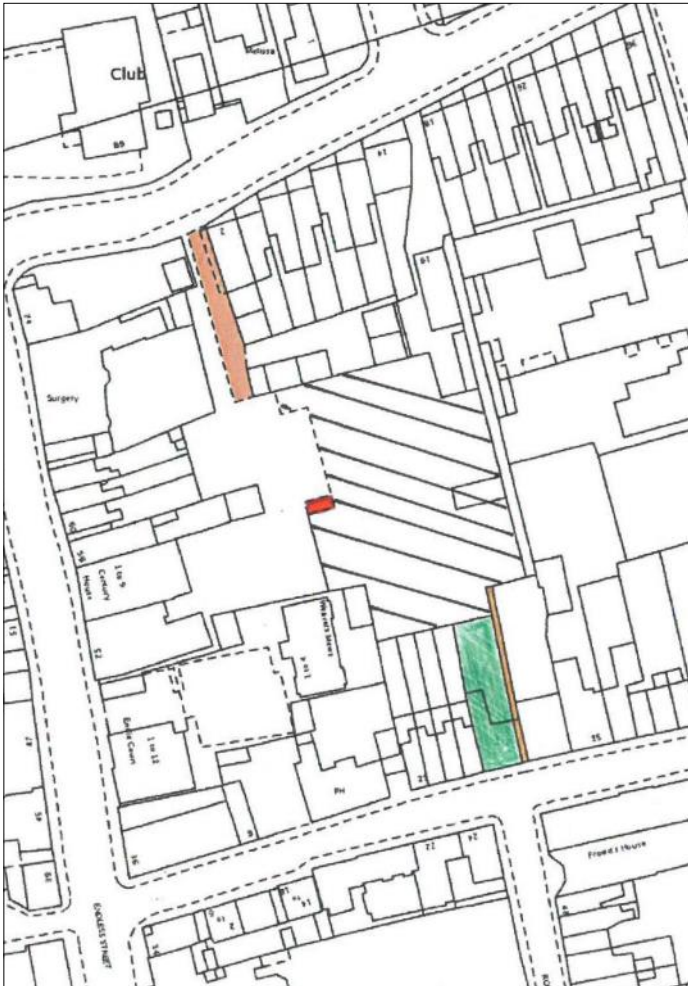
01722 238711

BAXTERS
PROPERTY & LAND AGENTS

31 BEDWIN STREET, SALISBURY, WILTSHIRE, SP1 3UT - PRICE GUIDE £585,000

Offered for sale as a Freehold Investment, 31 Bedwin Street is a Grade II Listed former town house which has been divided into three separate, individual flats.

On the ground floor there is a sizeable, two bedroom, garden flat with generous accommodation and a superb walled garden. Located on the first floor is a one bedroom flat with a large ensuite bedroom and living room with feature bay window. There is a one bedroom attic flat located on the top floor with excellent views from both the front and rear of the building.



All three flats are individually metered and connected to all mains services. Central heating is via a mains gas fired boiler to radiators. The council tax band for each individual flat is Band B - £1,704.74 for year 2022/23.

The location of the property is shown on the adjacent plan shaded green. A pedestrian footpath (narrow strip shaded brown) leads from the walled garden of the ground floor flat through the hatched area to a private car parking space coloured red. Vehicle access to the car parking space is off Belle Vue Road. The parking space is located off Belle Vue Road and accessed via the wide strip, coloured brown on the plan shown.

All three flats are currently let. The ground floor flat is returning £950 pcm; with the current lease due to expire on 25 September 2023, the first floor flat is returning £675 pcm; with the current lease to be renewed on 20th December 2022, the top floor flat is returning £645 pcm; with the current lease to be renewed on 1st October 2022. The total capital return is £2,270 pcm; giving an annual return of £27,240 which, based on the asking price of £585,000 returns a yield of 4.6%.

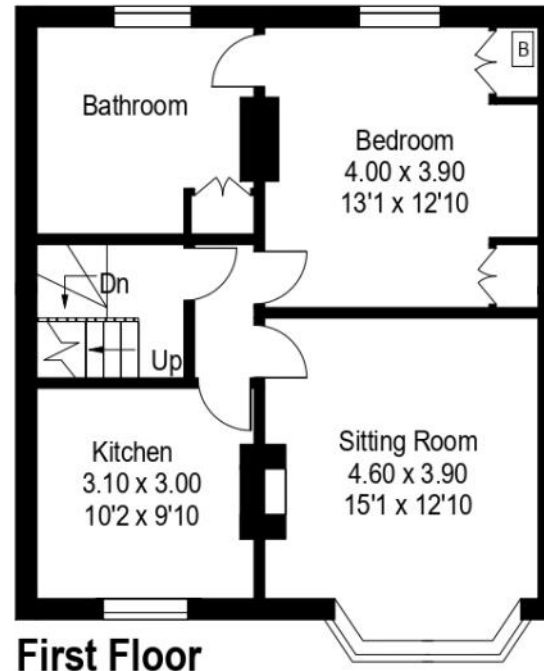
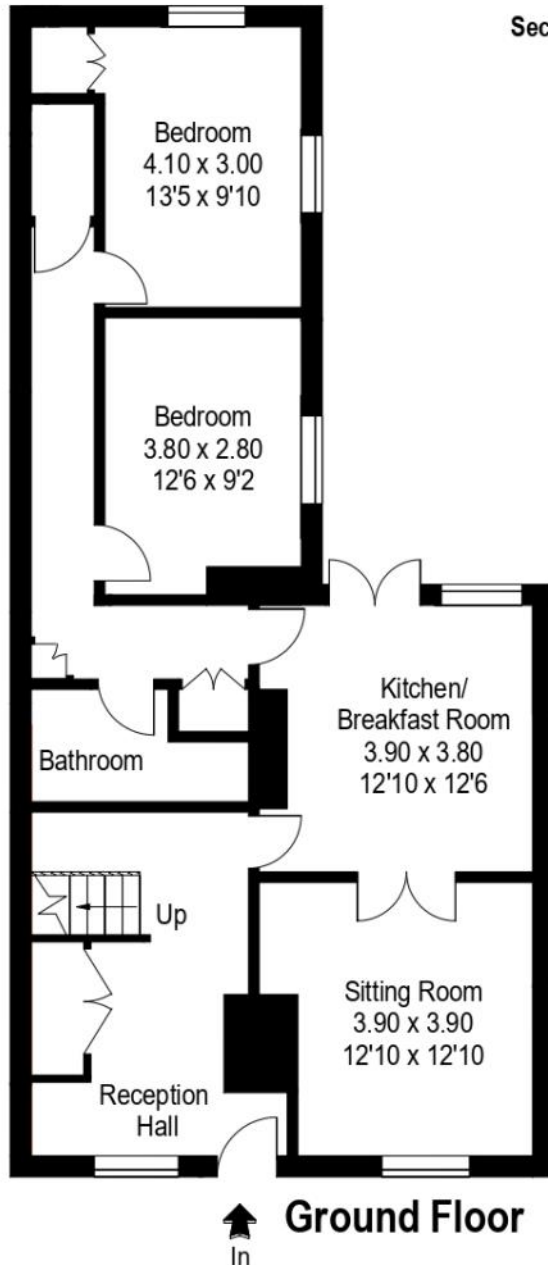
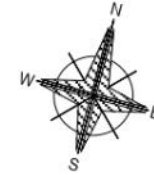
Bedwin Street is located in the heart of the cathedral city of Salisbury, within a short walk of the many shops, supermarkets, cultural and social amenities including the arts centre, theatre and cinema, a twice weekly market, restaurants, medical facilities and both private and state schools for all ages. The medieval cathedral, leisure centre, recreation ground and local park are nearby and the mainline rail service to London's Waterloo (journey time 90 minutes) and the West Country is within walking distance. Salisbury is well placed for access to the A30/A303/M3 to London and the West Country and Southampton and the M27 via the A36.

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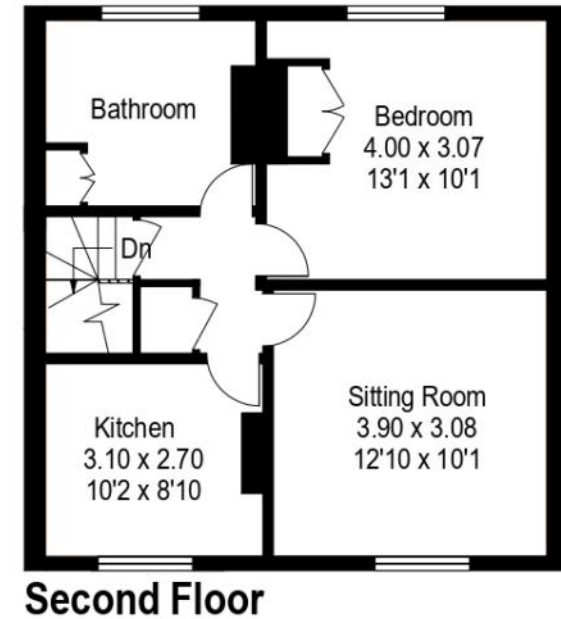
Garden Flat Approximate Gross Internal Area :- 72 sq m / 777 sq ft

First Floor Flat Approximate Gross Internal Area :- 55 sq m / 592 sq ft

Second Floor Flat Approximate Gross Internal Area :- 50 sq m / 542 sq ft



--- = Reduced headroom below 1.5 m / 5'0



DIRECTIONS: From the market square (on foot) proceed down Winchester Street turning left into Brown Street. Follow the road across the junction of Chipper Lane and Salt Lane, 31 Bedwin Street is located facing you on the next junction. By car proceed into the city centre passing the market square on the right hand side, follow the road into Winchester Street followed by the next turning left into Pennyfarthing Street. Salt Lane car park will be found on the left hand side after the next junction. From the car park walk down Rollestone Street which leads to Bedwin Street.



STREET VIEWS, NEARBY ARTS CENTRE AND CIVIC OFFICES



DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy. Ref: 10460a