

Tewkesbury

103 High Street

Gloucestershire

GL20 5JZ

- Freehold Shop and Commercial Investment
- Town centre location
- Comprises shop and self-contained beauty salon
- No VAT applicable
- Total Current Rents Reserved **£18,100 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Tewkesbury is an attractive Gloucestershire market town, which is famous for its Abbey. It is located between The Cotswolds and Malvern Hills with a population approaching 80,000, together with a good catchment area and all year round tourist trade. Tewkesbury is situated some 9 miles north of Gloucester and some 40 miles north-east of Bristol, immediately adjacent to Junction 9 of the M5 Motorway and close to Junction 1 of the M50 Motorway.

The property is situated within a Conservation Area in the heart of the town centre, on the east side of High Street, opposite its junction with Quay Street.

Occupiers close by include Co-op Travel, Boots Opticians, Costa, Boots Chemist, Subway, The Salvation Army, Savers, Poundland, M&Co and Domino's Pizza, whilst there is a Halfords to the rear.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop which benefits from ancillary accommodation at first floor level to the rear. The upper floors to the front comprise a beauty salon, which is self-contained and accessed via the communal front lobby.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Part First Floor	Anthony David Brydges Hayward and James Matthew Hayward (1)	Gross Frontage 9.00 m (29' 6") Net Frontage 4.95 m (16' 3") Shop & Built Depth 24.80 m (81' 4") First Floor (rear) 32.50 sq m (350 sq ft)	15 years from 01.06.2008 FR & I (2)	£9,600 p.a.	Reversion 2023
Part First and Second Floors	Individual with Guarantor	First Floor 72.10 sq m (776 sq ft) Second Floor 44.00 sq m (474 sq ft) Total 116.10 sq m (1,250 sq ft)	6 years from 13.03.2012 Rent review in the 3rd year FR & I	£8,500 p.a.	Reversion 2018

(1) We understand the property is sublet to Tewkesbury Cookshop Ltd for a term of 5 years expiring 17th September 2019 at a rent of £9,600 per annum.

(2) There is a tenant's option to determine the lease on 28th September 2019.

Total £18,100 p.a.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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