

Cheltenham

15/15A Bath Road Gloucestershire GL53 7HG

- **Town Centre Freehold Estate Agents and Residential Investment**
- Historic and attractive spa town
- Situated in established estate agents location
- Estate agents (t/a Belvoir) let on a lease expiring in 2025 (no breaks)
- Three self-contained flats above let on Assured Shorthold Tenancies
- Estate Agents Rent Review 2020
- No VAT applicable
- Total Current Rents Reserved

£37,400 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Cheltenham is an historic and attractive Spa town lying some 5 miles east of the M5 motorway via Junctions 10 and 11. The town enjoys good communications with the A40 leading east to Oxford approximately 40 miles distant. There are also direct links to London (Paddington). The property is situated on the west side of Bath Road, close to the junction with Bath Street in the town centre.

Occupiers close by include Andrews Estate Agents, Taylors Estate Agents, Sainsbury's Local and the property is a short walk from the town centre's principal shopping streets.

Description

The property is arranged on ground and two upper floors to provide a ground floor estate agents office with three self-contained flats above which are accessed from the front.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Range from EPC Rating 70-79 Bands C-D (Copies available on website).

Viewings

There will be a single block viewing of the flats held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 24th June by emailing: viewings@allstop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 127 Cheltenham'.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
15	Neil West Services Ltd & Neil West (t/a Belvoir Estate Agents)	Gross Frontage 6.30 m (20' 8") Net Frontage 5.25 m (17' 3") Ground Floor (1) 84.1 sq m (905 sq ft)	10 years from 08.03.2015 Rent review every 5th year Effectively FR & I by way of service charge	£20,000 p.a.	Rent Review 2020
Flat 1	Individual	Second Floor Flat – 2 Rooms, Reception/Kitchen, Shower Room	6 month Assured Shorthold Tenancy from 2015 at £600 p.c.m.	£7,200 p.a. (annualised)	Reversion 2015
Flat 2	Individual	First Floor Flat – 1 Room, Reception/Kitchen, Shower Room	6 month Assured Shorthold Tenancy from 2015 at £450 p.c.m.	£5,400 p.a. (annualised)	Reversion 2015
Flat 3	Individual	First Floor Flat – 1 Room, Reception/Kitchen, Shower Room	6 month Assured Shorthold Tenancy from 2015 at £400 p.c.m.	£4,800 p.a. (annualised)	Reversion 2015

(1) Not measured by Allstop. Floor areas sourced from www.voa.gov.uk

Total £37,400 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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