

Gloucester

12B Mercia Road Gloucestershire GL1 2SQ

- **Freehold Motor Trade Investment**
- Let on a lease expiring on 31st December 2022
- Comprises car dealership with forecourt and rear workshop
- Units total 280.69 sq m (3,022 sq ft)
- Rent Review 2018
- Established motor trade location close to Kia and Nissan dealerships

Tenure

Freehold.

Location

The city of Gloucester is located approximately 36 miles north of Bristol, 56 miles south-west of Birmingham and 13 miles west of Cheltenham. The city is situated adjacent to the M5 between Junctions 11 and 12. The A40 provides access to Cheltenham whilst the A417 provides access to Cirencester.

The property is situated on the east side of Mercia Road just off St Oswalds Road (A417), less than one mile north of the city centre and mainline station, in an established motor trade location.

Current Rent Reserved
£12,000 pa

Description

The property is arranged on ground floor only to provide a single storey car sales unit and a separate vehicle repair workshop to the rear. In addition, there is a car sales forecourt fronting Mercia Road.

The property provides the following accommodation and dimensions:

Ground Floor Office 70.04 sq m (754 sq ft)
Ground Floor Car Forecourt Workshop & WC/Stores 210.65 sq m (2,267 sq ft)
Total 280.69 sq m (3,021 sq ft)

NB Not inspected by Allsop. Floor areas are Gross Internal and sourced from a valuation report.

Tenancy

The entire property is at present let to TRADE 'N' SAVE CENTRE LTD for a term of 10 years from 1st January 2013 at a current rent of £12,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. Part sublet to R Thomas.

Seller's Solicitor

M West Esq, Harrison Clark Rickerbys.
Tel: 01242 246402.
E-mail: mwest@hcrlaw.co.uk



Tenant Information

Website Address: www.tradensave.net

VAT

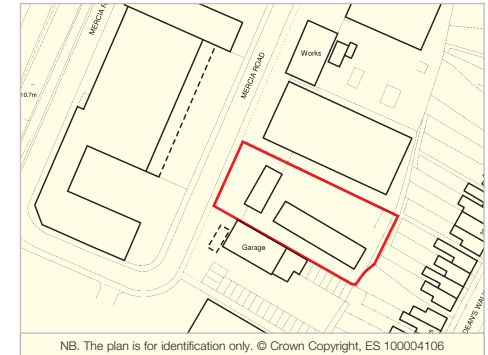
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



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LOT

Berry Hill

The Globe Inn Park Road Coleford Gloucestershire GL16 7BB

- **Freehold Public House Investment**
- Prominent corner position
- Redevelopment potential subject to all necessary consents
- Reversion 2020

Tenure

Freehold.

Location

The property is situated in the village of Berry Hill approximately 1.5 miles north of Coleford. More specifically, the property occupies a prominent corner position at the junction of Park Road and Joyford Hill in the centre of the village.

Description

The property is arranged on basement, ground and one upper floor to provide a public house with residential accommodation on the first floor and cellar to the basement. The property benefits from a car park for approximately 20 vehicles and a garden to the rear.

Current Rent Reserved
£17,160 pa

The property provides the following accommodation and dimensions:

Basement 13.3 sq m (143 sq ft)
Ground Floor 154.7 sq m (1,665 sq ft)
First Floor 56.45 sq m (608 sq ft)
Total (GIA) 224.45 sq m (2,416 sq ft)

NB. Not inspected by Allsop, areas taken from a valuation report. Site area 0.097 hectares (0.239 acres)

Tenancy

The entire property is at present let to C LUXTON for a term of 5 years from 9th January 2015 at a current rent of £17,160 per annum. The lease contains repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Planning

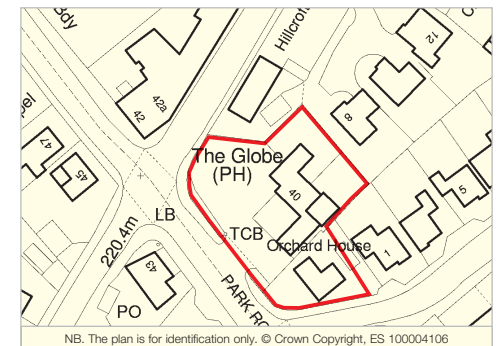
The property may lend itself to alternative uses and redevelopment subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

Energy Performance Certificate

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LOT