



### Tenure

Freehold.

### Location

Hardwicke is a village on the A38, some 4 miles south of the city of Gloucester, with a population of 3,901. Gloucester is located approximately 36 miles north of Bristol, 56 miles south-west of Birmingham and 8 miles south-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 in a populated residential area on the south-east side of Elm Grove Road East, a major link road between the A38 and the residential zone, between its junctions with Bristol Road (B4008) and Cornfield Drive.

### Description

The property is arranged on ground and one upper floor to provide a convenience store on ground floor, two ground floor shops to the rear and two self-contained flats above, accessed from the front. The property benefits from car parking for 17 cars.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	One Stop Stores Limited (1)	Gross Frontage 16.35 m Shop Depth 18.70 m Built Depth 19.30 m Ground Floor 259.70 sq m	(53' 8") (61' 4") (63' 4") (2,796 sq ft)	15 years from 26.01.2015 Rent review every 5th year Tenant's break option 2025 (4) FR & I	£31,500 p.a. Rent Review 2020
Unit 2	T Ching Shim (2)	Ground Floor 56.20 sq m	(605 sq ft)	15 years from 21.02.2018 RPI linked rent review every 5th anniversary FR & I	£12,000 p.a. RPI linked Rent Review 2023
Unit 3	T Ching Shim (3)	Ground Floor 34.70 sq m	(374 sq ft)	A term of years expiring 30.09.2033 RPI linked rent review every 5th anniversary FR & I	£10,000 p.a. RPI linked Rent Review 2023
Flat 1 Wesley House	Individual(s)	First Floor Flat (No Access)	12 month Assured Shorthold Tenancy from 23.08.2017	£6,300 p.a.	Holding over
Flat 2 Wesley House	Individual(s)	First Floor Flat (No Access)	12 month Assured Shorthold Tenancy from 31.07.2017	£7,800 p.a.	Holding over

(1) For the year ended 24th February 2018, One Stop Stores Limited reported a turnover of £1.068bn, a pre-tax profit of £20.141m, shareholders' funds of £244.177m and a net worth of £129.356m (Source: Experian 22.02.2019).  
(2) A rent deposit of £3,600 is held.  
(3) A rent deposit of £2,500 is held.

**Total £67,600 p.a.**

## Hardwicke Premise Fronting Elmgrove Road East Gloucestershire GL2 4PY

- **Freehold Neighbourhood Shops and Residential Investment**
- Comprising a convenience store, two shops and two self-contained flats
- Situated in a predominantly residential area
- Unit 1 let to One Stop Stores Limited until 2030 (4)
- Units 2 and 3 let until 2033 subject to 5 yearly RPI linked rent reviews
- Total Current Rents Reserved  
**£67,600 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



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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