

# **Gloucester** **37-39 Northgate** **Street** **Gloucestershire** **GL1 2AN**

- **Well Located Freehold Shop Investment**
- Let to Savers Health & Beauty Limited on a lease expiring in 2021
- Well located in the town centre opposite Debenhams department store
- Current Rent Reserved  
**£46,000 pa**



## **Tenure**

Freehold.

## **Location**

The city of 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, which is within a conservation area, is situated on the north side of Northgate Street, which is one of the principal shopping streets in the town centre.

Occupiers close by include the Debenhams department store which is opposite, Toni & Guy and Evans (adjacent), Sainsbury's, Wilko, Peacocks, Bonmarché, Shoe Zone and Sports Direct.

## **Description**

The property is arranged on ground and one upper floor to provide a large ground floor shop with ancillary and storage space to the rear of the ground floor and at first floor level. There is a small yard with pedestrian access via several steps to St John's Lane at the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>7.80 m</b>	<b>(25' 7")</b>
<b>Net Frontage</b>	<b>7.00 m</b>	<b>(22' 11")</b>
<b>Shop Depth</b>	<b>28.05 m</b>	<b>(92' 0")</b>
<b>Built Depth</b>	<b>41.05 m</b>	<b>(134' 8")</b>
<b>First Floor</b>	<b>69.5 sq m</b>	<b>(748 sq ft)</b>

## **Tenancy**

The entire property is at present let on a lease and reversionary lease to SAVERS HEALTH & BEAUTY LIMITED for a term of years expiring 15th May 2021 at a current rent of £46,000 per annum. The lease contains full repairing and insuring covenants.

## **Tenant Information**

Savers was founded in the UK in 1988 and currently runs over 380 stores extending throughout England, Scotland and Wales. (Source: [www.savers.co.uk](http://www.savers.co.uk))

The ultimate holding company is CK Hutchison Holdings Ltd.

## **VAT**

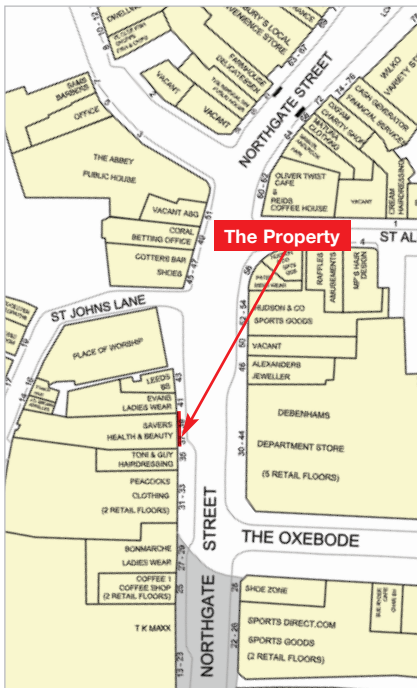
VAT is applicable to this lot.

## **Documents**

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

## **Energy Performance Certificate**

EPC Rating 114 Band E (Copy available on website).



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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