

Tewkesbury

Unit 2 26-29 High Street Gloucestershire GL20 5AT

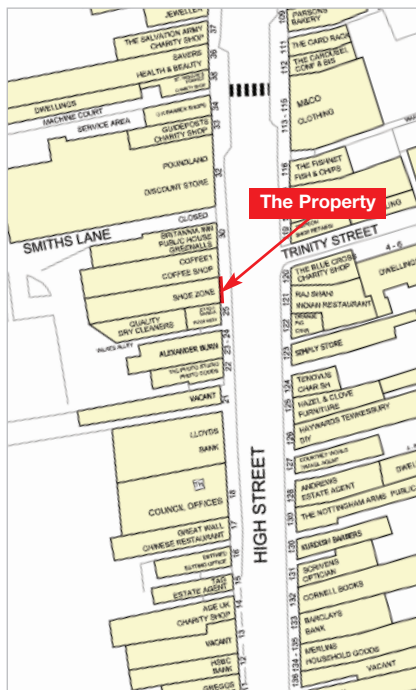
- Freehold Shop Investment
- Let to Shoe Zone Retail Ltd on a lease expiring 2019
- Attractive market town location
- No VAT applicable
- Current Rent Reserved

£20,000 pa

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers

CBRE

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Tewkesbury is an attractive Gloucestershire market town, which is famous for its Abbey which generates 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, between the Cotswolds and Malvern Hills. The property is situated in the town centre opposite Trinity Street. Occupiers nearby include Lloyds Bank, HSBC, Greggs, Barclays, M&Co and Poundland amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation above. Please note there is no second floor. The property benefits from rear service access via Smiths Lane.

The property provides the following accommodation and dimensions:

Gross Frontage	6.5 m	(21' 4")
Net Frontage	5.9 m	(19' 4")
Shop Depth	32 m	(104' 11")
Built Depth	33.6 m	(110' 3")
Ground Floor	190.45 sq m	(2,050 sq ft)
First Floor	108 sq m	(1,162 sq ft)
Total	298.44 sq m	(3,212 sq ft)

Tenancy

The entire property is at present let to SHOE ZONE RETAIL LTD for a term of 5 years from 28th June 2014 at a current rent of £20,000 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 550.

Website Address: www.shoezone.com

For the year ended 4th October 2014, Shoe Zone Retail Ltd reported a turnover of £172.861m, a pre-tax profit of £11.677m and a net worth of £29.677m. (Source: Experian 18/12/2015)

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

Please refer to website.

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

Seller's Solicitor Thomas Jackson, Walker Morris LLP. Tel: 0113 283 2500 e-mail: thomas.jackson@walkermorris.co.uk