

**Stroud**  
**London Road junction**  
**with Gunhouse Lane**  
**Gloucestershire**  
**GL5 2DA**

- **Freehold Trade Counter Investment**
- Prominent location fronting A419 Main Road
- Entirely let to Multi-Tile Ltd
- New 10 year lease (no breaks)
- Rent Review 2023
- Current Rent Reserved  
**£45,000 pa**

On the Instructions of

**Topps Tiles**



**Tenure**  
Freehold.

**Location**  
The market town of Stroud has a population of 23,000 and is located in the Cotswolds, some 9 miles south of the cathedral city of Gloucester. The town benefits from good communications, with the M5 Motorway some 5 miles to the west. In addition, Great Western provides regular services to Swindon, Reading and London. The property is situated in a prominent position fronting London Road (A419), on its eastern side at its junction with Gunhouse Lane. Occupiers close by include Stagecoach (adjacent), Citroen (Thompson First), Jewson and Travis Perkins.

**Description**  
The property is arranged on ground floor to provide a trade counter with storage. The property has parking for some 8 cars (6 marked) and a small yard to the rear accessed via adjoining site.

The property provides the following accommodation and dimensions:  
**Ground Floor**                      **446.20 sq m**      **(4,803 sq ft)**

**Tenancy**  
The entire property is to be let to MULTI-TILE LIMITED for a term of 10 years from 1st May 2018 at a current rent of £45,000 per annum. The lease provides for rent reviews every fifth year of the term (capped at 13%) and contains full repairing and insuring covenants subject to a schedule of condition.

**Tenant Information**  
Topps Tiles is the UK's leading tile specialist and the group has grown to incorporate 1,500 specialist experts and 374 stores nationwide, with more openings in the pipeline ([www.toppstiles.co.uk](http://www.toppstiles.co.uk)). For the year ended 1st October 2017, Multi-Tile Ltd reported a nil turnover, a pre-tax profit of £9.141m, total assets (less current liabilities) of £181.107m and total equity of £179.124m. (Source: Topps Tiles audited 2017 accounts.) For the year ended 1st October 2017, Topps Tiles plc, although not party to this lease, reported a turnover of £211.848m, a pre-tax profit of £16.999m and total assets (less current liabilities and Total Equity) of £23.553m. (Source: Topps Tiles audited 2017 accounts.)

**VAT**  
VAT is not applicable to this lot.

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

**Energy Performance Certificate**  
For EPC Rating please see website.