

Tewkesbury

142/143 High Street

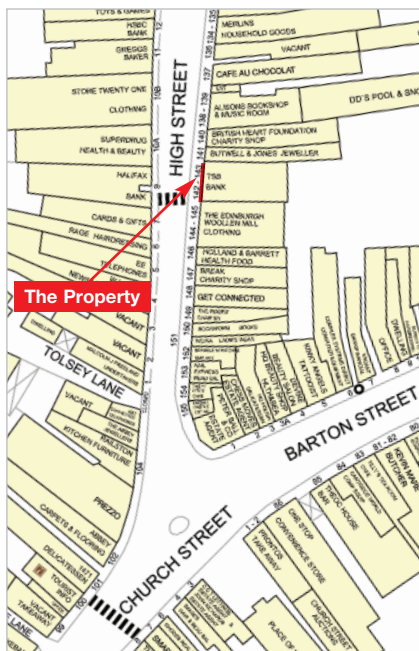
Gloucestershire

GL20 5JR

- **Attractive Town Centre Freehold TSB Bank Investment**
- Let to TSB Bank plc on a lease expiring 2021 (no breaks)
- Well located being adjacent to Edinburgh Woollen Mill and opposite Halifax, Superdrug and Iceland
- No VAT applicable
- 'Mixed use transaction' therefore higher stamp duty rates NOT payable
- Total Current Rents Reserved

£62,860 pa

EIGHT WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Tewkesbury is an attractive Gloucestershire market town, which is famous for its Abbey. It is located between The Cotswolds and Malvern Hills with a population approaching 80,000 together with a good catchment area and 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 and close to Junction 1 of the M50 Motorway.

The property is well situated within the town centre on the High Street, adjacent to Edinburgh Woollen Mill and opposite Halifax and Superdrug. Other occupiers close by include W H Smith, Clinton Cards, Holland & Barrett, Barclays and HSBC.

Description

The property is arranged on basement, ground and two upper floors to provide a large ground floor bank, with basement storage. The upper floors provide four self-contained flats which are accessed from an entrance fronting the High Street.

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

For EPC Ratings please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 9th March Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 23 Tewkesbury**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor and Basement	TSB Bank plc	Gross Frontage 11.7 m (38' 5") Net Frontage 8.8 m (28' 10") Shop Depth 19.8 m (64' 11") Built Depth 25.4 m (83' 4") Ground Floor (GIA) 185.8 sq m (2,000 sq ft) Basement (GIA) 82.0 sq m (882 sq ft)	15 years from 21.12.2006 Rent review every 5th year FR & I The Tenant has an option to renew at the 15th year	£40,000 p.a.	Rent Review 2016
Flat 1	Individuals	First Floor Flat comprising 3 Rooms, Kitchen and Bathroom/WC	6 month Assured Shorthold Tenancy from 09.10.2015	£6,420 p.a.	Reversion 2016
Flat 2	Individuals	First Floor Flat comprising 3 Rooms, Kitchen and Bathroom/WC (1)	12 month Assured Shorthold Tenancy from 28.02.2014	£5,940 p.a.	Holding over
Flat 3	Individuals	Second Floor Flat comprising 3 Rooms, Kitchen and Bathroom/WC (1)	6 month Assured Shorthold Tenancy from 28.01.2015	£6,300 p.a.	Holding over
Flat 4	An Individual	Second Floor Flat comprising 1 Room, Kitchen and Bathroom/WC	6 month Assured Shorthold Tenancy from 28.10.2014	£4,200 p.a.	Holding over

(1) Not inspected by Allstop.

Total £62,860 p.a.

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 Greg Rigby, Dentons. Tel: 020 7320 3968 e-mail: greg.rigby@dentons.com