

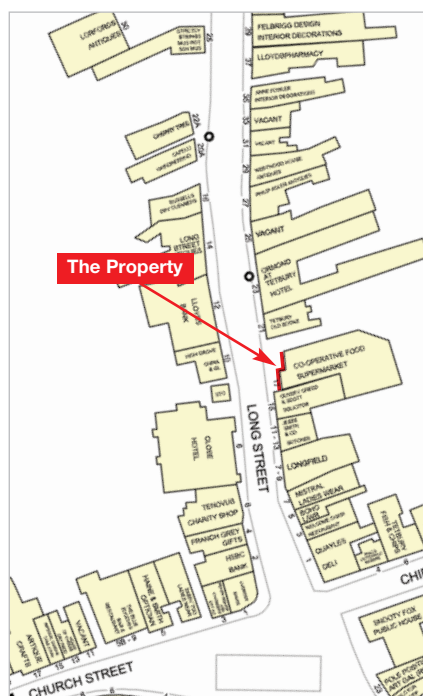
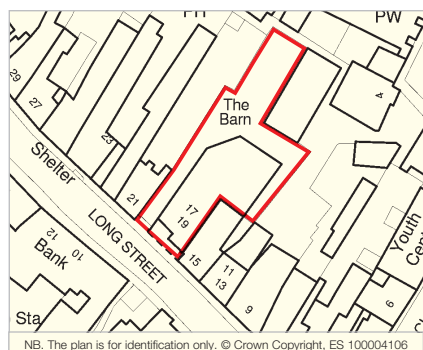
Tetbury

17/19 Long Street
Gloucestershire
GL8 8AA

- **Freehold Convenience Store Investment**
- Trading as The Co-operative Food
- Lease expires 2070 (no breaks)
- VAT is not applicable
- Rent Review 2020 and every 7th year
- Current Rent Reserved

£47,250 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Tetbury is an attractive and affluent Cotswold market town, located on the A433 trunk road, approximately 27 miles north-east of Bristol and 12 miles south-west of Cirencester. Junction 17 of the M4 Motorway is some 11 miles to the south. The town is the home of the Prince of Wales' original Highgrove Shop and is known for its range of antique shops, drawing custom and tourists from a wide catchment area. The property is situated within the town centre on the north side of Long Street, close to Market Place.

Occupiers close by include Lloyds and HSBC banks and the Highgrove Shop.

Description

The property is arranged on ground and one upper floor. The ground floor provides a convenience store, whilst the first floor comprises self-contained residential accommodation with access from Long Street. Car parking is provided to the rear of the property for some 8 vehicles.

The property provides the following accommodation and dimensions:

Gross Frontage (exc. side access)	9.35 m	(30' 8")
Ground Floor Sales	222.44 sq m	(2,394 sq ft)
Ground Floor Stores	76.00 sq m	(818 sq ft)
Ground Floor Staff Room	10.92 sq m	(117 sq ft)
Ground Floor Total	309.36 sq m	(3,329 sq ft)

First Floor – 2 Bedroom Flat

NB. Areas and accommodation provided by the Vendor.

Tenancy

The entire property is at present let to SOMERFIELD STORES LIMITED for a term of 99 years from 12th July 1971, expiring in 2070, at a current rent of £47,250 per annum. The lease provides for rent reviews every seventh year of the term and contains full repairing and insuring covenants.

Please note an application has been received to assign the lease from SOMERFIELD STORES LIMITED to CO-OPERATIVE FOODSTORES LIMITED, the lease being guaranteed by CO-OPERATIVE GROUP LIMITED.

Tenant Information

For the year ended 3rd January 2015, the guarantor to the proposed assignee Co-operative Group Limited reported a turnover of £9,433 million, a pre-tax profit of £124 million, shareholders' funds of £2,865 million and a net worth of £1,940 million.

(Source: riskdisk.com 05.11.2015.)

Website Address: www.co-operative.coop, number of branches: over 3,750.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see 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 A Keeble Esq, DKLM Solicitors. Tel: 020 7549 7888 e-mail: a.keeble@dklm.co.uk