

Cheltenham

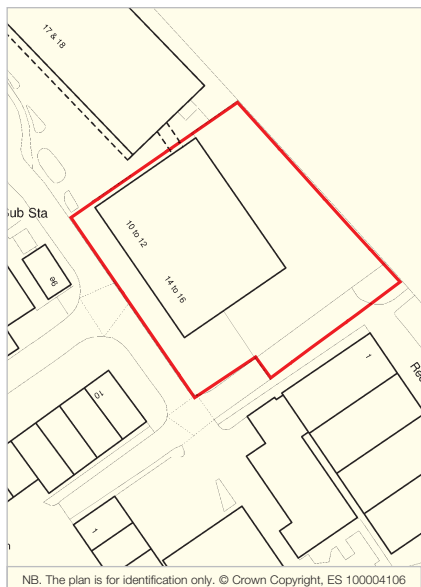
Units 10-16 Orchard Industrial Estate

Toddington Gloucestershire GL54 5EB

- **Freehold Industrial/Warehouse Investment**
 - Comprising 1,750 sq m (18,837 sq ft) industrial/warehouse on a 0.462 hectare (1.141 acre) site
 - Let to Johnson Security Limited
 - Attractive Cotswold village
 - Reversion 2018
 - Current Rent Reserved
- £95,000 pa**

**RESERVE NOT TO EXCEED
£700,000 GROSS INITIAL YIELD
13.6%**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Toddington is an attractive Cotswold Village which lies midway between the spa town of Cheltenham and the tourist centre of Broadway in the West Cotswolds. The village lies on the B4077 4 miles east of its intersection with the A46 which gives access to the M5 Motorway (Junction 9) 2 miles further to the west. The property is situated on the Orchard Trading Estate which lies between the B4077 and B4078 immediately to the west of the village centre. Occupiers close by include Pure Drive Batteries Ltd, Atos, Coldfront, Sky Garden, Swan Products, Haweka and New Cat Plant Services Ltd.

Description
The property is arranged on ground floor only to provide a front terrace of six interconnecting workshop units which face the estate road together with a large open warehouse to the rear which runs the full length of the building. Access is provided by both roller shutter doors and large access bay doors. There is an area of open storage with secure fencing with further parking and storage to the south-west of the site.

The property provides the following accommodation and dimensions:

Ground Floor Workshops	861 sq m	(9,268 sq ft)
Ground Floor Warehouse	889 sq m	(9,569 sq ft)
Total	1,750 sq m	(18,837 sq ft)
Site Area 0.462 Hectares (1.141 Acres)		

Tenancy
The entire property is at present let to JOHNSON SECURITY LIMITED for a term of 15 years from 28th November 2003 at a current rent of £95,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
Website Address: www.johnson-security.co.uk
For the year ended 31st December 2013, Johnson Security Limited reported a turnover of £9.265m, a pre-tax profit of £201,327, shareholders' funds of £1.174m and a net worth of £1.174m. (Source: riskdisk.com 14.04.2014.)

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
EPC Rating 90 Band D (copy available on website).