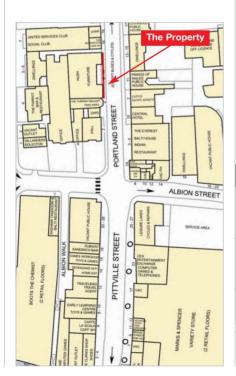


Cheltenham Units 1 & 2 8-14 Portland Street **Gloucestershire GL52 2PB**

- Virtual Freehold Shop Investment
- Double fronted shop
- Same tenant in occupation since 1996
- Located in historic and attractive
- Situated in town centre position
- Rent Review 2016
- Total Current Gross Rents Reserved

£40,000 pa





Long Leasehold. Held under a lease for a term of 999 years from 20th February 1995 (thus having 983 years unexpired) at a peppercorn fixed for the duration of the term.

Cheltenham is an historic and attractive Spa town lying some 5 miles east of the M5 motorway via Junctions 10 and 11. The town enjoys good communications with the A40 leading east to Oxford approximately 40 miles distant. There are also direct links to London (Paddington). The property is situated within the town centre fronting Portland Street close to its junction with Fairview Road.

Occupiers close by include Boots, Multi-York, Majestic Wine, Maplin and Blockbuster.

There is a local Authority Pay and Display car park close by in Portland Street.

Description

The property comprises two ground floor retail units and the use of a private car park just off Trinity Lane. The property forms part of a larger building not included in the sale.

VAT is applicable to this lot.

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

No.	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
8-10 Unit 1	Hencliffe Limited (1)			5 years from 23.04.2011 FR & I	£20,000 p.a.	Reversion 2016
		Gross Frontage Net Frontage		6")		
10-12 Unit 2	Hencliffe Limited (1)	Shop Depth Built Depth Ground Floor 159	15.40 m (50 15.90 m (52 9.25 sq m (1,714	5") 3") FR & I	£20,000 p.a.	Reversion 2016

(1) Website: www.hushinteriors.co.uk

Total £40,000 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

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