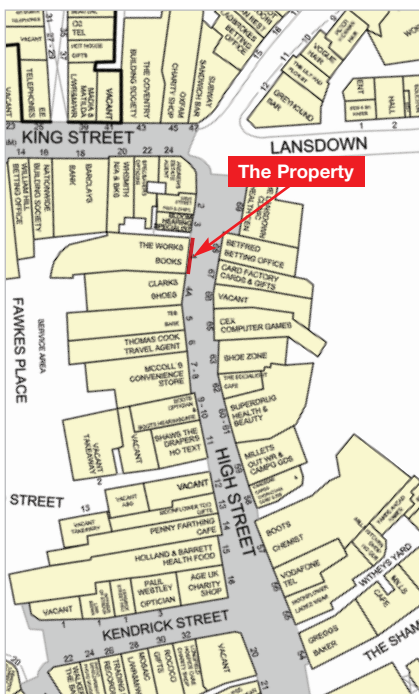


# **Stroud** **4 High Street** **Gloucestershire** **GL5 1AU**

- **Freehold Shop Investment**
- Situated in an established retail location
- Entirely let to The Works on a new 10 year lease (1)
- Rent Review 2022
- Reversion 2027
- VAT not applicable
- Current Rent Reserved  
**£36,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



## **Tenure**

Freehold.

## **Location**

The prosperous market town of Stroud has a population of 113,000 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 on the south side of the pedestrianised High Street, between its junctions with Kendrick Street and King Street. Occupiers close by include Clarks Shoes (adjacent), TSB Bank, Betfred, Thomas Cook, Specsavers, Oxfam, WH Smith, Nationwide, William Hill, Barclays, Boots Opticians, Superdrug and Shoe Zone, amongst others.

## **Description**

The property is arranged on ground and one upper floor to provide a ground floor shop with storage and ancillary accommodation above. The property benefits from rear service access off Fawkes Place.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>8.50 m</b>	<b>(27' 10")</b>
<b>Net Frontage</b>	<b>7.75 m</b>	<b>(25' 5")</b>
<b>Shop Depth</b>	<b>27.05 m</b>	<b>(88' 9")</b>
<b>Built Depth</b>	<b>33.10 m</b>	<b>(108' 7")</b>
<b>Ground Floor</b>	<b>225.40 sq m</b>	<b>(2,426 sq ft)</b>
<b>First Floor</b>	<b>179.00 sq m</b>	<b>(1,927 sq ft)</b>
<b>Total</b>	<b>404.40 sq m</b>	<b>(4,353 sq ft)</b>

## **Tenancy**

The entire property is at present let to THE WORKS STORES LIMITED for a term of 10 years from 25th January 2017 at a current rent of £36,000 per annum. The lease provides for a rent review on 25th January 2022 and contains full repairing and insuring covenants.

(1) The lease contains a tenant's option to determine on 24th January 2022 subject to six months' written notice.

## **Tenant Information**

No. of Branches: 375+.

Website Address: [www.theworks.co.uk](http://www.theworks.co.uk)

For the year ended 1st May 2016, The Works Stores Limited reported a turnover of £154,398,000, a pre-tax profit of £9,796,000, shareholders' funds of £20,080,000 and a net worth of £18,258,000. (Source Experian 08.03.2017.)

## **VAT**

VAT is not applicable to this lot.

## **Documents**

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

## **Energy Performance Certificate**

EPC Rating 50 Band B (Copy available on 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** Jeremy Pollins, Waller Pollins. Tel: 0208 238 5858 e-mail: [jpollins@wallerpollins.com](mailto:jpollins@wallerpollins.com)