

Ross-on-Wye

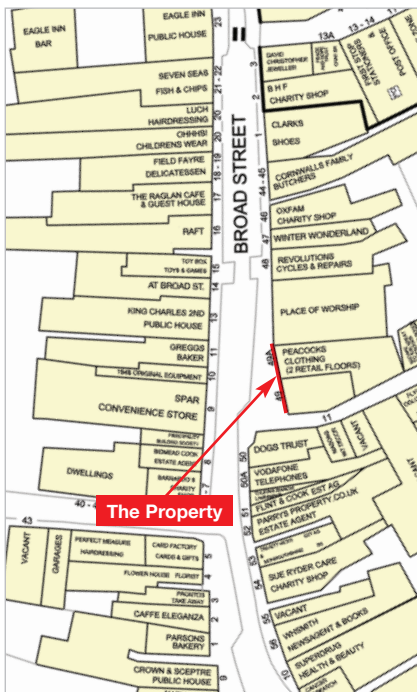
49/49A Broad Street

Herefordshire

HR9 7DY

- **Freehold Shop Investment**
 - Two shops let to Peacocks Stores Limited until 2024 (1) (with Guarantor)
 - Town centre location
 - Comprising a total of 439.5 sq m (4,370 sq ft)
 - Rent Review 2019
 - Current Rent Reserved
- £37,677.25 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Ross-on-Wye is an affluent and busy market town, as well as a popular tourist destination, situated 16 miles west of Gloucester. The town is well served by roads, with the A40 trunk road passing through the town centre, whilst the M50 Motorway is located to the east of the town providing easy access to the M5 Motorway. The property is situated on the south-east side of Broad Street, between its junctions with Station Street and Gloucester Road. Occupiers close by include Greggs and Spar (both opposite), WH Smith, Superdrug, Clarks Shoes, Barnardo's and Boots, amongst many others.

Description
The property is arranged on basement, ground and two upper floors to provide two ground floor shops, with further sales on part of the first floor together with staff ancillary and storage accommodation on the remainder of the upper floors, which are accessed from No.49A. The ground floor and basement of No.49 are self-contained and are not presently used by the tenant.

The property provides the following accommodation and dimensions:

No 49A		
Ground Floor	198.0 sq m	(2,131 sq ft)
First Floor	175.5 sq m	(1,889 sq ft)
Attic Floor	21.0 sq m	(226 sq ft)
Sub-Total	394.5 sq m	(4,246 sq ft)

No 49		
Basement – Not measured		
Ground Floor	45.0 sq m	(487 sq ft)
Total	439.5 sq m	(4,730 sq ft)

Tenancy
The entire property is at present let to PEACOCKS STORES LIMITED (with guarantee from The Peacock Group Limited) for a term of 25 years from 29th September 1999 at a current rent of £37,677.25 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants (subject to a schedule of condition).
(1) There is a tenant's only break option on 31st March 2022.

Tenant Information
Website Address: www.peacocks.co.uk
For the year ended 25th February 2017, Peacocks Stores Limited reported a turnover of £382.318m, a pre-tax profit of £65.019m, shareholders' funds of £194.286m and a net worth of £192.792m. (Source: Experian 02.11.2018.)

VAT
VAT is 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.