

Cinderford

1 & 3 Market Street

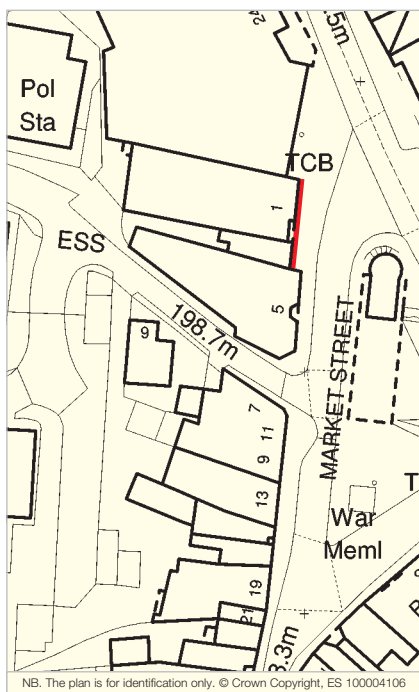
Gloucestershire

GL14 2SD

- **Freehold Shop Investment**
- Comprising two self-contained shops
- Total accommodation 540.65 sq m (5,818 sq ft)
- Attractive market town
- Rent Review 2024
- Total Current Rents Reserved

£28,000 pa ⁽¹⁾

EIGHT WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Cinderford is an attractive market town serving a population of some 9,500, situated on the edge of the Forest of Dean, about 11 miles west of Gloucester. The town is served by the A4151 which links to the A48 and A40.

The property is situated in the town centre at the junction of Market Street and High Street (A4151).

Occupiers close by include Boots, Lloyds TSB, HSBC and Cheltenham & Gloucester.

Description

The property comprises two shops. One is arranged on basement, ground and one upper floor to provide a large retail unit with basement storage and first floor staff accommodation, the other comprises a small shop arranged on ground floor only. The property benefits from rear loading access.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 160 Cinderford.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	The Real Deal Trading Company Limited	Gross Frontage 10.08 m (33' 1") Net Frontage 9.33 m (30' 7") Shop Depth 25.26 m (82' 10") Built Depth 27.66 m (90' 9") Ground Floor 254.60 sq m (2,740 sq ft) First Floor 46.90 sq m (505 sq ft) Basement 206.50 sq m (2,222 sq ft)	15 years from 01.12.2011 Rent review every 3rd year FR & I The tenant has an option to determine the lease at the 5th year and every 3 years thereafter	£22,500 p.a. (1) (£6,000 + VAT rent deposit held)	Rent Review 01.12.2014
3	Miss Maloney (Hair Dresser)	Gross Frontage 4.87 m (15' 11") Net Frontage 4.03 m (13' 3") Shop Depth 6.77 m (22' 3") Built Depth 9.28 m (30' 5") Ground Floor 32.60 sq m (351 sq ft)	6 years from 01.11.2011 Rent review every 3rd year FR & I Annual Tenant option to determine on 31st October upon 3 months notice	£5,500 per annum rising to £6,000 per annum in 2013	Rent Review 01.11.2014
		Total	540.65 sq m (5,818 sq ft)	Total £28,000 p.a.	

(1) The initial rent is £16,500 per annum, rising to £21,000 per annum in the second year and £22,500 per annum in the third year. The Vendor will top up the rent so the purchaser will effectively receive £22,500 per annum from completion.

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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