

# Dursley

## 12-14 Kingshill Road

### Gloucestershire

### GL11 4EJ

- **Freehold Shop and Residential Investment**
- Comprises a shop and 2 self-contained flats let on AST's
- Located close to Lidl
- VAT is not applicable
- Total Current Rents Reserved  
**£25,280 pa**

**On the Instructions of The**  
**Midcounties Co-operative**

**SIX WEEK COMPLETION**  
**AVAILABLE**



**Tenure**  
Freehold.

#### Location

Dursley is an attractive town located on the edge of the Cotswolds, midway between Gloucester and Bristol. The M5 passes to the west of the town with the nearest junctions being 13 and 14, each some 8 miles away. The property forms part of a small retail parade and is situated to the north of the town centre on the east side of the A4135. A Lidl supermarket adjoins the parade and Rednock School is close by. The property benefits from on-street car parking to the front.

#### Description

The property is arranged on ground and one upper floor. The ground floor comprises a double shop unit whilst the first floor provides two self-contained flats. Access to the flats is self-contained from the rear.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

Shop 12/14: Rating 50 Band B  
Flat 12A: Rating 53 Band E  
Flat 12B: Rating 34 Band F  
(Copies available on website).

| No.        | Present Lessee                                | Accommodation  | Lease Terms   | Current Rent<br>£ p.a.   | Next Review/<br>Reversion |
|------------|---|--|---|--------------------------|---------------------------|
| Shop 12/14 | Pacific Retail UK Limited (1)<br>(Motorworld) | Gross Frontage 11.80 m (38' 8")<br>Net Frontage 11.45 m (37' 7")<br>Shop Depth 8.54 m (28' 0")<br>Built Depth 13.12 m (43' 0") | 15 years from 09.11.2005<br>Rent review every 5th year<br>Tenant's option to break 09.11.2015<br>Effectively FR & I | £14,000 p.a.             | Rent Review 2015          |
| Flat 12a   | Individual                                    | First Floor Flat comprising 4 Rooms, Kitchen, Bathroom (2)   | AST commenced 01.06.2006  | £5,580 p.a. (annualised) |                           |
| Flat 12b   | Individual                                    | First Floor Flat comprising 4 Rooms, Kitchen, Bathroom (2)   | AST commenced 01.02.2013  | £5,700 p.a. (annualised) |                           |

(1) Pacific Retail UK Ltd trades as Motorworld and with over 100 stores and trade outlets are one of the UK's largest suppliers of car parts, accessories and service parts. (source: [www.motor-world.co.uk](http://www.motor-world.co.uk))  
(2) Flats not inspected by Allsop. Accommodation provided by Vendor.

**Total £25,280 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.

**Seller's Solicitor** Sobiya Arfaan (nee Hussain), Solicitor-Legal Services, The Midcounties Co-operative. Tel: 01926 516243  
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