



Tenure

Freehold.

Location

The city of Gloucester is located approximately 36 miles north of Bristol, 56 miles south-west of Birmingham and 8 miles south-west of Cheltenham. The city is situated adjacent to the M5 between Junctions 11 and 12. The A40 provides access to Cheltenham, whilst the A417 provides access to Cirencester. Gloucester Rail Station provides regular services to Cardiff (1hr 11m) and hourly services to London (1hr 53m).

The property is situated in the city centre, on the north-west side of Northgate Street, between its junctions with Hare Lane and St John's Lane in an established trading location. The pedestrianised section of Northgate Street starts some 60m to the south of the property. Occupiers close by include Coral (adjacent), Debenhams, Wilko and Sainsbury's, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with self-contained accommodation above. The upper parts benefit from their own entrance to the front.

Development Potential (2)

The upper parts may lend themselves to future residential development subject to obtaining the relevant consents. All enquiries should be referred to Gloucester City Council (www.gloucester.gov.uk).

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.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Newbridge Amusements Limited (3)	Gross Frontage 5.94 m Net Frontage 5.16 m Shop Depth 14.63 m Ground Floor 72.28 sq m	(19' 6") (16' 11") (48' 0") (778 sq ft)	10 years from 17.06.2016 Rent review in the 5th year Tenant break option 17.06.2021 (1) Effective FR & I by way of service charge	£20,000 p.a. Rent Review 2021
First	Vacant	First Floor 50.91 sq m	(548 sq ft)	—	—
Second	Vacant	Second Floor 42.74 sq m	(460 sq ft)	—	—
		Total 165.93 sq m	(1,786 sq ft)	Total £20,000 p.a.	

NB. Not inspected by Allsop. Measurements provided by Vendor.
(3) A six month rent deposit is held.

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 N Price Esq, Weightmans LLP. Tel: 0113 213 4006 e-mail: nigel.price@weightmans.com

Gloucester

49-51 Northgate Street Gloucestershire GL1 2AJ

- **Freehold Shop Investment**
- City centre location close to Debenhams, Wilko and Sainsbury's
- Shop let until 2026 (1)
- Residential development potential of vacant upper parts (2)
- Rent review 2021
- Current Rent Reserved

**£20,000 pa
plus 93.65 sq m
(1,008 sq ft) vacant
upper parts**

**SIX WEEK COMPLETION
AVAILABLE**

