



Tenure

Freehold.

Location

The city of Gloucester is located approximately 36 miles north of Bristol, 56 miles south-west of Birmingham and 13 miles 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.

The property is situated on the north side of Northgate Street, which is one of the principal shopping streets in the town centre.

Occupiers close by include the Debenhams Department Store which is opposite, Toni & Guy and Evans (adjacent), Sainsbury's, Wilkinsons, Peacocks, Bon Marché, Shoezone, Sports Direct and Marks & Spencer.

Description

The property is arranged on ground and one upper floor to provide a large ground floor shop with ancillary and storage space to the rear of the ground floor and at first floor level. There is a small yard with pedestrian access to St John's Lane at the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	7.80 m	(25' 7")
Net Frontage	7.00 m	(22' 11")
Shop Depth	28.05 m	(92' 0")
Built Depth	41.05 m	(134' 8")
First Floor	69.5 sq m	(748 sq ft)

Tenancy

The entire property is at present let to SAVERS HEALTH & BEAUTY LIMITED for a term of years from 26th May 2011 expiring on 15th May 2016 at a current rent of £46,000 per annum, exclusive of rates. There are no further rent reviews in the lease which contains full repairing and insuring covenants. There is a rent free period from 16th May 2012 to 15th August 2012.

Tenant Information

Savers was founded in the UK in 1988 and currently runs over 230 stores extending throughout England, Scotland and Wales. (Source: www.savers.co.uk)

The ultimate holding company is Hutchison Whampoa Ltd.

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 44 Gloucester**.

Gloucester

37-39 Northgate Street

Gloucestershire

GL1 2AN

- **Well Located Freehold Shop Investment**
- **Let to Savers Health & Beauty Limited on a lease expiring in 2016**
- **Well located in the town centre**
- **Current Rent Reserved**
£46,000 pa

SIX WEEK COMPLETION AVAILABLE

