



### 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 on the east side of High Street, between its junctions with Wesley Road and Market Street in the town centre. Occupiers close by include Original Factory Shop (opening in February 2016), Boots Pharmacy, TSB, Costcutter, and Lloyds Bank.

### Description

The property is arranged on ground and one upper floor to provide a restaurant and customer WCs on ground floor together with ancillary accommodation, kitchen and further WCs to the first floor. Part of the first floor is presently used as informal sleeping quarters.

The property provides the following accommodation and dimensions:

Gross Frontage	10.50 m	(34' 5")
Net Frontage	9.70 m	(31' 10")
Shop Depth	12.90 m	(42' 4")
Built Depth	31.35 m	(102' 10")
Ground Floor	115.50 sq m	(1,243 sq ft)
First Floor	152.10 sq m	(1,637 sq ft)

### Tenancy

The entire property is at present let to CHILI MASALA LIMITED for a term of 30 years from 21st December 2006 at a current rent of £15,000 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

### VAT

Please refer to the Special Conditions of Sale.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

## Cinderford

### 37 & 39 High Street

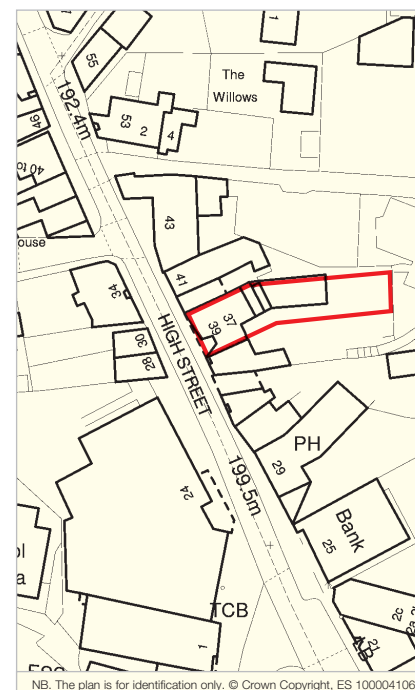
### Gloucestershire

### GL14 2SL

- **Freehold Restaurant Investment**
  - Attractive market town
  - Entirely let until 2036
  - Rent Review 2018
  - Current Rent Reserved
- ## £15,000 pa

On the instructions of V Liddell MRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

**allstop**



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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