

Lot 25, 185-187 High Street, Cheltenham,

Gloucestershire GL50 1DF

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Freehold Retail Investment

www.acuitus.co.uk

Lot 25, 185-187 High Street, Cheltenham,

Gloucestershire GL50 1DF

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)

Property Information

Freehold Retail Investment

- Attractive building entirely let to Moss Bros on a new 5 year lease until August 2028 (No Breaks)
- Prominent position on pedestrianised High Street
- Nearby occupiers include Marks and Space, Pret a Manger, Costa Coffee, KFC and Mountain Warehouse
- Affluent and Historic Spa Town

Lot

25

Auction

21st September 2023

Rent

£80,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 8 miles north-east of Gloucester
Roads M5, A40, A4019
Rail Cheltenham Spa Railway Station
Air Bristol Airport, Birmingham Airport

Situation

Cheltenham is a large and historic Spa Town on the edge of the Cotswolds approximately 8 miles north east of Gloucester and 35 miles north east of Bristol. The property is well situated in the heart of Cheltenham's busy and attractive centre. The property is prominently positioned on the corner of the pedestrianised High Street and Pittville Street. Nearby occupiers include Marks and Space, Pret a Manger, Costa Coffee, KFC, Mountain Warehouse and many further national and luxury retailers.

Tenure

Freehold.

Description

The property comprises an attractive building arranged to provide retail accommodation on the ground floor and ancillary accommodation on the first and second floors.

189 High Street & 3 Pittville Street are being offered for sale separately as Lot 5.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 25, 185-187 High Street, Cheltenham, Gloucestershire GL50 1DF

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	185.02	(1,991)	MOSS BROS GROUP LIMITED (CRN: 00134995) (1)	5 years from 07/08/2023 (2)	£80,000
Basement	Ancillary	66.84	(719)			
First	Retail	198.91	(2,141)			
Second	Ancillary	49.04	(527)			
Total		499.81	(5,377) (3)			

(1) For the year ending 28/01/2023 Moss Bros Group Ltd reported a turnover of £151,579,000 a Pre-Tax Profit of £33,195,000 and a Net Worth of £36,318,000 (NorthRow 31/08/2023).

(2) The lease provides for a rent free period until 28/08/2024. The seller will pay to the buyer the rent that would have been due from completion of the sale until the end of the rent free period.

(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

Lot 25, 185-187 High Street, Cheltenham, Gloucestershire GL50 1DF

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Lot 25, 185-187 High Street, Cheltenham,

Gloucestershire GL50 1DF

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Lot 25, 185-187 High Street, Cheltenham, Gloucestershire GL50 1DF

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

Charlie Powter

+44 (0)20 7034 4853

+44 (0)7768 120 904

charlie.powter@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Cripps LLP

Number 22, Mount Ephraim

Tunbridge Wells

Kent

TN4 8AS

Maran Dean

+44 (0)1892 506 346

Maran.Dean@Cripps.co.uk

Emily Wright

01892 560 314

Emily.Wright@cripps.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020