

## Sue Ryder, 1 The Curfew, Moreton-in-Marsh Gloucestershire GL56 0LE

lot 1

### Freehold Retail Investment

- Let to Sue Ryder on a new 10 year lease (no breaks)
- Affluent Cotswold market town
- Nearby occupiers include Tesco Express, Lloyds TSB and ASK Restaurant
- Six Week Completion Period Available

Rent  
**£25,000**  
per annum  
exclusive

On behalf of

Sue Ryder

### Location

Miles: 4.4 miles north of Stow-on-the-Wold  
20 miles west of Banbury  
23 miles north-east of Cheltenham  
24 miles east of Tewkesbury  
Roads: A44, M5, M40  
Rail: Moreton-in-Marsh  
Air: London Heathrow Airport, Birmingham

### Situation

Moreton-in-Marsh is an attractive Cotswold market town situated between Tewkesbury and Banbury, east of the M5 and west of the M40. The property is prominently situated on the eastern side of the High Street, close to its junction with Oxford Street with nearby occupiers including Tesco Express, Lloyds TSB and ASK Restaurant.

### Description

The property comprises retail accommodation on both the ground and first floors. The tenant also occupies the adjoining property at Unit 2, The Curfew, Oxford Street and has created an internal access between the two properties.

### Tenure

Freehold.

### VAT

VAT is not applicable to this property.

### Tenancy and accommodation

| Floor         | Use    | Floor Areas (Approx)          | Tenant           | Term                                                                                         | Rent p.a.x.    | Reviews |
|---------------|--------|-------------------------------|------------------|----------------------------------------------------------------------------------------------|----------------|---------|
| Ground        | Retail | 49.42 sq m (532 sq ft)        | <b>SUE RYDER</b> | 10 years from completion until 29th November 2022 on a full repairing and insuring lease (2) | £25,000        | 2017    |
| First         | Retail | 40.88 sq m (440 sq ft)        |                  |                                                                                              |                |         |
| <b>Totals</b> |        | <b>90.30 sq m (972 sq ft)</b> |                  |                                                                                              | <b>£25,000</b> |         |

(1) Sue Ryder is a registered national charity providing health and social care services in local communities. Sue Ryder has more than 8,000 volunteers and is supported through fundraising and retail activities via 350+ outlets nationwide. (source: www.sue Ryder.org)  
For the year ending 31st March 2011, Sue Ryder reported a working capital of £12,560,000, pre-tax profit of £2,153,000 and a total net worth of £45,059,000. (Source: www.riskdisk.com 24/02/2012)

(2) A new lease, for a term of slightly less than 10 years to be coterminous with the Sue Ryder lease on the adjoining property will be granted to Sue Ryder on completion of the sale.

### For further details please contact:

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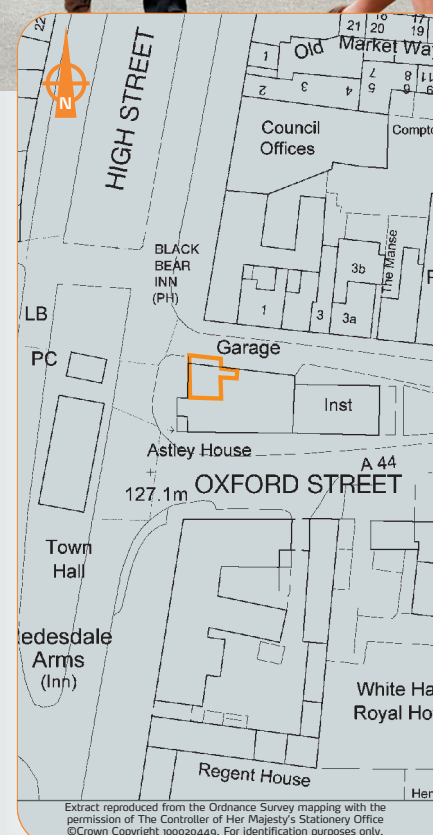
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CAPITA SYMONDS

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