

38/40 Market Place Coleford, Gloucestershire GL16 8AA

lot 1

Freehold Retail Investment

- Let to Sue Ryder on a new 10 year lease (no breaks)
- Attractive market town centre
- Nearby occupiers include HSBC, Halifax, Lloyds TSB and Cancer Research
- Six Week Completion Period Available

Rent
£15,000
per annum
exclusive



On behalf of **Sue Ryder**

Location

Miles: 6 miles east of Monmouth
13 miles north of Chepstow
20 miles west of Gloucester

Roads: A40, A4136

Rail: Lydney Rail Station

Air: Bristol International Airport, Cardiff International Airport

Situation

Coleford is an attractive market town situated between Monmouth and the Forest of Dean, east of the A40. The property is situated on the east side of Market Place with nearby occupiers including HSBC, Halifax, Lloyds TSB and Cancer Research.

Description

The property comprises retail accommodation on the ground floor with further retail space on the first floor. There is no internal access to the second floor and it is not currently used by the tenant.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Period Available

Tenancy and accommodation

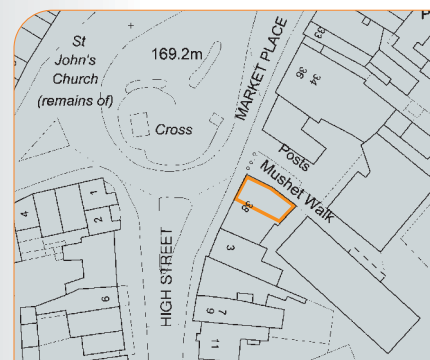
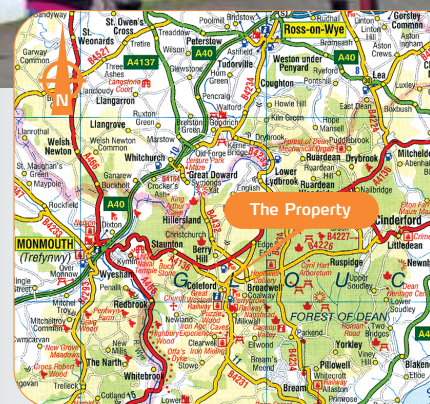
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	74.32 sq m (800 sq ft)	SUE RYDER	10 years from completion until 2022 on a full repairing and insuring lease	£15,000	2017
First	Retail	76.74 sq m (826 sq ft)				
Second	Ancillary	Not Measured				
Totals		151.06 sq m (1,626 sq ft)			£15,000	

(i) 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.sueryder.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).

For further details please contact:
John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acutus.co.uk
Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acutus.co.uk
www.acutus.co.uk

Associate Auctioneers:
Capita Symonds
125 Shaftesbury Avenue, London WC2H 8AD.
Tel: +44 (0)20 7544 2195.
Email: fred.meehan@capita.co.uk
Ref: Fred Meehan.

Solicitors:
Charles Russell LLP
Compass House, Lypiatt Road, Cheltenham,
Gloucestershire GL50 2QJ.
Tel: +44 (0)1242 221122.
Email: nigel.whittaker@charlesrussell.co.uk
Ref: Nigel Whittaker.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 100020449. For identification purposes only.