

lot 2

40 Market Place, Cirencester
Gloucestershire GL7 2NW

Rent
£20,000
per annum
exclusive

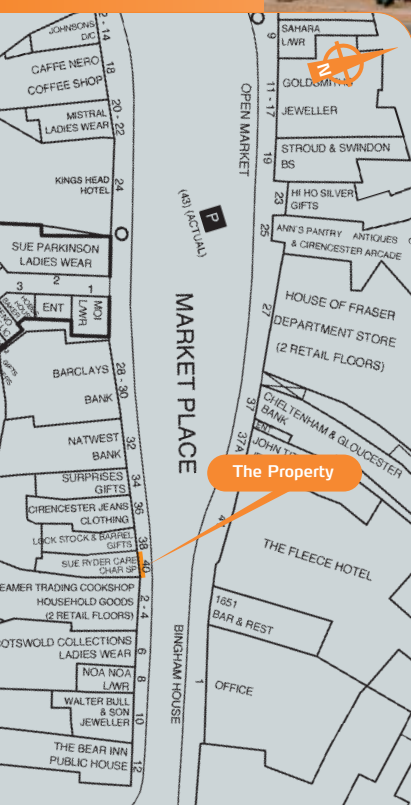
Freehold Retail Investment

- Let to Sue Ryder on a new 10 year lease (no breaks)
- Historic market town centre
- Nearby occupiers include House of Fraser, Barclays, NatWest and Cheltenham & Gloucester
- Six Week Completion Period Available



On behalf of
Sue Ryder

Sue Ryder



Location

Miles: 17 miles north-west of Swindon
29 miles south-east of Gloucester
36 miles north-east of Bristol

Roads: M4, M5

Rail: Kemble Rail

Air: Bristol International Airport

Situation

Cirencester is an affluent historic market town, well situated between the M4 and M5, popular with tourists and home to the Royal Agricultural College. The property is situated on the south side of Market Place with nearby occupiers including House of Fraser, Barclays, NatWest and Cheltenham & Gloucester.

Description

The property comprises retail and ancillary accommodation on the ground floor with ancillary accommodation on the first, second and third floors.

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	Gross Frontage	5.28 m	(17' 4")	SUE RYDER	10 years from completion until 2022 on a full repairing and insuring lease	£20,000	2017
	Net Frontage	4.34 m	(14' 3")				
	Retail	33.54 sq m	(361 sq ft)				
	Ancillary	7.25 sq m	(78 sq ft)				
First	Ancillary	25.18 sq m	(271 sq ft)				
Second	Ancillary	23.97 sq m	(258 sq ft)				
Third	Ancillary	9.94 sq m	(107 sq ft)				
Totals		99.88 sq m	(1,075 sq ft)			£20,000	

(i) Sue Ryder is a registered national charity providing health and social care services in local communities. Sue Ryder has more than 8000 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).

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