

lot 42

## 6 & 8 The Oxbode Gloucester, Gloucestershire GL1 1RZ

Rent  
**£27,500**  
per annum  
exclusive

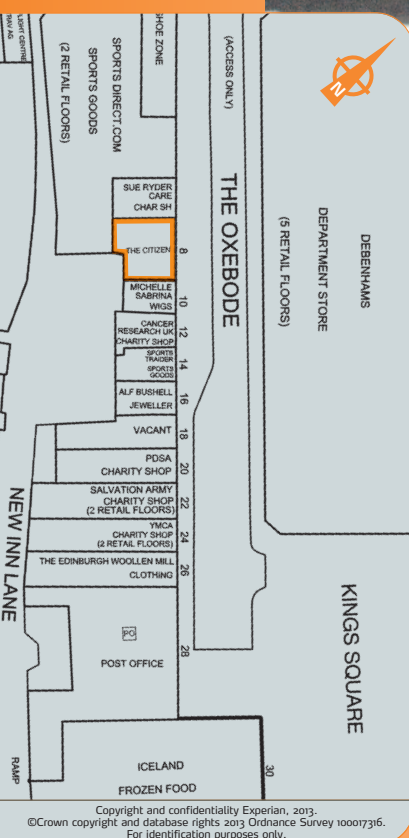
### Freehold Retail Investment

- Let to Gloucestershire Media Ltd
- City centre location
- 150m from the Kings Walk Shopping Centre

- Directly opposite entrance to Debenhams
- Nearby occupiers include Sports Direct.com, Cancer Research UK and Toni & Guy



On behalf of  
a Major Bank



### Location

Miles: 9 miles west of Cheltenham  
20 miles north-west of Cirencester  
36 miles north of Bristol  
Roads: A40, A38, M5  
Rail: Gloucester Rail Station  
Air: Gloucestershire Airport, Bristol Airport

### Situation

The property is located on the south side of The Oxbode, in the heart of Gloucester city centre. The property benefits from being located directly opposite an entrance to Debenhams department store. Other occupiers nearby include Sports Direct.com, Cancer Research UK and Toni & Guy.

### Description

The property comprises ground floor retail and office accommodation on the first and second floors.

### Tenure

Freehold (2).

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	73.80 sq m	(794 sq ft)	<b>GLOUCESTERSHIRE MEDIA LTD t/a The Citizen (1)</b>	10 years from 28th March 2006 on a full repairing and insuring lease	£27,500	27th March 2016
First	Office	53.00 sq m	(570 sq ft)				
Second	Office	26.10 sq m	(281 sq ft)				
<b>Totals</b>		<b>152.90 sq m</b>	<b>(1,645 sq ft)</b>			<b>£27,500</b>	

(1) Gloucestershire Media Ltd is owned by one of the largest regional media networks in the UK with over 100 titles. ([www.localworld.co.uk](http://www.localworld.co.uk))

(2) There is a small non-essential leasehold area at the rear of the property used for storage and as an alternative access. The area is held from Gloucester City Council for a term from 02/03/2011 until 23/06/2030 at a current rent reserved of £100 per annum exclusive, reviewed every 5 years. The lease of this rear area provides for a mutual option to determine on the 10th anniversary.

### For further details please contact:

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