

lot 64

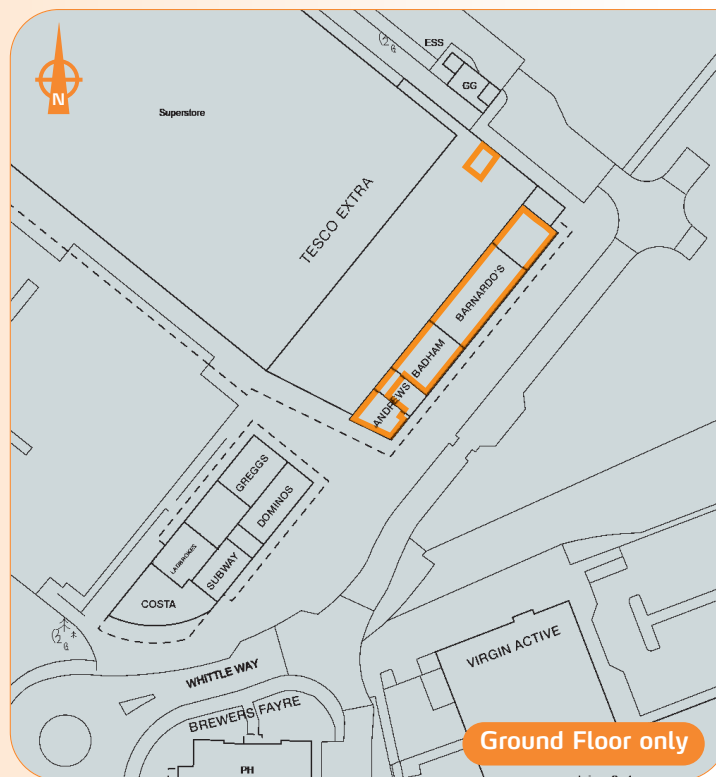
Units B1-B6, Whittle Square, Gloucester Business Park Gloucester, Gloucestershire GL3 4AA

Rent
£81,000
per annum
exclusive

Modern Retail Parade Investment

- Tenants include Andrews Estate Agents Ltd, Badham Pharmacy Ltd and Barnardo's
- One Unit Offered with Vacant Possession
- Located on Gloucester Business Park, adjoining Tesco Extra
- Nearby occupiers include Virgin Active, Costa Coffee, Subway, Ladbrokes and Greggs





lot 64

**Rent
£81,000
per annum
exclusive**

Ground Floor only

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Location

Miles: 7 miles south west of Cheltenham
14 miles north-west of Cirencester
38 miles north of Bristol

Roads: M5, A417
Rail: Gloucester Railway Station
Air: Gloucestershire Airport, Bristol Airport

Situation

Located between Gloucester and Cheltenham, Gloucester Business Park provides easy access to the M5 motorway and the A417 dual carriageway and is home to a number of occupiers including a 24 hour Tesco Extra, Virgin Active, Brewers Fayre Public House, Costa Coffee, Subway, Ladbroke's and Greggs.

Description

The property comprises four ground floor retail units which adjoin the Tesco Extra, forming part of a larger building.

Tenure

Virtual Freehold. Held for a term of 999 years from completion at a peppercorn rent.

VAT

VAT is applicable on this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
B1-B2	Ground	Retail	75.44 sq m	(812 sq ft)	ANDREWS ESTATE AGENTS LTD (1)	10 years from 25/03/2014 until 24/03/2024	£18,000	24/03/2019
B3	Ground	Retail	131.92 sq m	(1,420 sq ft)	BADHAM PHARMACY LTD (2)	15 years from 21/03/2011 until 20/03/2026 (3)	£30,000	21/03/2016 and 21/03/2021
B4-B5	Ground	Retail	175.96 sq m	(1,894 sq ft)	BARNARDO'S (4)	10 years from 14/11/2013 until 13/11/2023	£33,000	14/11/2018
B6	Ground	Retail	93.09 sq m	(1,002 sq ft)	VACANT POSSESSION			
Totals			476.41 sq m	(5,128 sq ft)			£81,000	

(1) For the year ending 31st December 2012, Andrews Estate Agents Limited reported a turnover of £16,053,669, pre-tax profits of £444,278 and a total net worth of £3,198,749. (Source: www.riskdisk.com 19/09/2014)
 (2) For the year ending 31st March 2013, Badham Pharmacy Limited reported a turnover of £1,331,328, pre-tax profits of £965,294 and a total net worth of £1,875,376. (Source: www.riskdisk.com 19/09/2014)
 (3) The lease to Badham Pharmacy Ltd provides an option to determine on the tenth anniversary of the term.
 (4) Founded in 1866, Barnardo's is the UK's largest children's charity running over 900 services with more than 500 shops, over 8,000 staff and some 15,000 volunteers. (Source: www.barnardos.org.uk 19/09/2014)

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