

lot 78

66 High Street Tewkesbury, Gloucestershire GL20 5BJ

Rent
£19,320
per annum
exclusive
(with 6,710 sq ft
commercial unit
and one
residential flat
offered with
vacant possession)

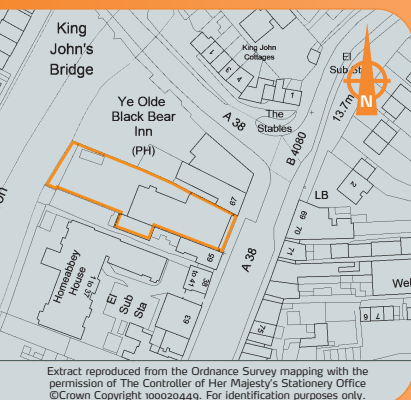
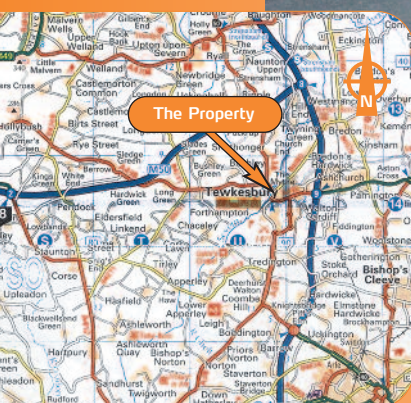
Freehold Bar/Nightclub and Residential Investment

- Bar/Nightclub offered with Vacant Possession
- Five Residential Flats on Uppers let on ASTs (one offered with Vacant Possession)

- High Street Location in Historic Town
- Asset Management/Development Opportunities (subject to consents)



On the Instructions of
a Major Fund Manager



Location

Miles: 10 miles north of Cheltenham
13.6 miles north of Gloucester
Roads: A46, A438, M5 (Junction 9)
Rail: Ashchurch for Tewkesbury Rail
Air: Birmingham International Airport

Situation

The property is a Grade II Listed building situated in Tewkesbury town centre on the western side of the High Street, close to its junction with Mythe Road (A38) and just north of the main retailing pitch. Nearby occupiers include Boots Chemist, Costa Coffee and Subway.

Description

The property comprises a bar/nightclub over ground, basement and first floors with five residential flats on the upper floors, accessed from High Street. There is a garden area to the rear that leads down to the River Avon.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be a **block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
66 High Street	Ground First Basement	Bar/Nightclub Bar/Nightclub -	464.50 sq m 158.90 sq m -	(5,000 sq ft) (1,710 sq ft) Not accessed	VACANT POSSESSION (1)		-	-
Flat 1	-	Residential	-	-	INDIVIDUAL	AST from 02/10/2009	£4,632	(2)
Flat 2	-	Residential	-	-	VACANT POSSESSION (3)		-	-
Flat 3	-	Residential	-	-	INDIVIDUAL	AST from 23/02/2011	£4,536	(2)
Flat 4	-	Residential	-	-	INDIVIDUAL	AST from 22/11/2012	£5,052	21/11/2014
Flat 5	-	Residential	-	-	INDIVIDUAL	AST from 09/10/2012	£5,100	(2)
Total Commercial Floor Area			623.40 sq m	(6,710 sq ft)			£19,320 with 6,710 sq ft and 1 residential flat offered with vacant possession	

(1) Please note that due to the Grade II Listing, no empty rates are currently payable by the Landlord.

(2) The tenants for flats 1, 3 and 5 are currently holding over. Their Assured Shorthold Tenancies are terminable at any time upon giving one month's notice.

(3) Flat 2 is currently in a shell condition.

For further details please contact:

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