

lot 57

57 High Street Stroud, Gloucestershire GL5 1AS

Rent
£50,000
per annum
exclusive

Freehold Retail Investment

- Entirely let to Boots UK Limited
- Prime pedestrianised retail location
- Nearby occupiers include Costa, Greggs, Superdrug and JD Wetherspoon
- Prosperous and attractive Gloucestershire market town

On behalf of
Receivers **CBRE**



Location

Miles: 9 miles south of Gloucester
32 miles north-east of Bristol
Roads: A417, A419, M5 (Junction 13)
Rail: Stroud Railway Station
Air: Bristol Airport

Situation

The property is situated in a highly prominent position on the northern side of the pedestrianised High Street, close to its junction with Kendrick Street, in an excellent trading location. Nearby occupiers include Costa, Greggs, Superdrug, JD Wetherspoon, Lloyds, NatWest and HSBC bank.

Description

The property comprises a large ground floor retail unit with staff and storage accommodation arranged on first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	389.25 sq m (4,190 sq ft)	BOOTS UK LIMITED (1)	5 years from 29/09/2013 on a full repairing and insuring lease	£50,000	28/09/2018
First	Ancillary/Storage	309.82 sq m (3,335 sq ft)				
Second	Ancillary/Storage	Not Measured				
Totals		699.07 sq m (7,525 sq ft)			£50,000	

(1) For the year ending 31st March 2014, Boots UK Limited reported a turnover of £6,340,000,000, pre-tax profits of £507,000,000 and a total net worth of £456,000,000 (Source: Experian Group 22/02/2016).

For further details please contact:

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