

lot 19

Rent
£99,750 per
annum
exclusive

58-61 High Street Stroud, Gloucestershire GL5 1AS

Freehold Retail Parade Investment

- Comprises an attractive parade of three retail units
- Let to tenants trading as Superdrug, Millets and Cardzone
- Prime pedestrianised retail location
- Nearby occupiers include Costa, Greggs, Boots the Chemist and JD Wetherspoon
- Prosperous and attractive Gloucestershire market town

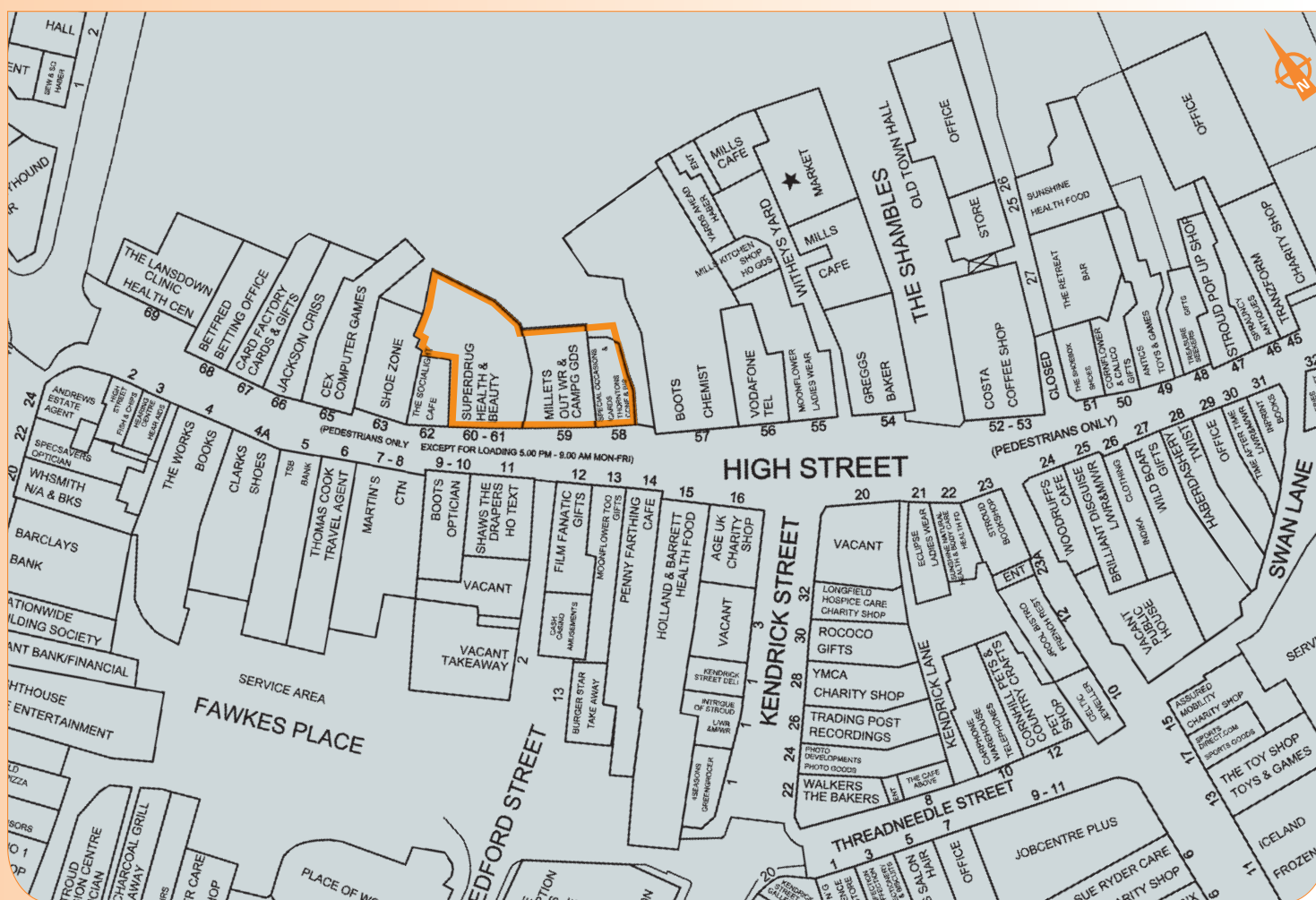


On behalf of
Receivers **moorfields**



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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, Boots the Chemist, JD Wetherspoon, Lloyds, NatWest and HSBC banks.

Description

The property comprises an attractive unbroken parade of three retail units, providing ground floor retail and first floor ancillary accommodation. The second floors of each unit are accessed by a ladder and loft hatch only. The second floor of Unit 59 is not demised to Blacks Outdoor Retail Limited.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act 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 Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act 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

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
58	Ground	Retail/Ancillary	102.63 sq m	(1,105 sq ft)	SPECIAL OCCASIONS (GREETINGS) LIMITED t/a CARDZONE	5 years from 18/07/2013	£20,000	(17/07/2018)
	First	Ancillary	29.29 sq m	(315 sq ft)				
	Second	Ancillary	Not measured	(Restricted access)				
59	Ground	Retail/Ancillary	148.20 sq m	(1,595 sq ft)	BLACKS OUTDOOR RETAIL LIMITED (1) t/a MILLETS	10 years from 03/10/2014 (2)	£30,000	03/10/2019 (02/10/2024)
	First	Ancillary	39.02 sq m	(420 sq ft)				
60-61	Ground	Retail/Ancillary	266.55 sq m	(2,869 sq ft)	SUPERDRUG STORES PLC (3)	5 years from 27/07/2012	£49,750	26/07/2017
	First	Ancillary	82.26 sq m	(885 sq ft)				
	Second	Ancillary	Not measured	(Restricted access)				
Totals			667.95 sq m	(7,190 sq ft)	£99,750			

(1) Blacks Outdoor Retail Limited is a subsidiary (and part of The Outdoor Division) of JD Sports Fashion plc. It currently trades from around 74 Blacks and 80 Millets stores in the UK. (Source: www.jdplc.com and www.millets.co.uk 27/05/2016)

(2) The lease is subject to a tenant option to determine on 3rd October 2019.

(3) For the year ending 27th December 2014, Superdrug Stores Plc reported a turnover of £1,058,047,000, pre-tax profits of £38,044,000 and a total net worth of £138,513,000 (Source: Experian Group 27/05/2016).

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