

# 1 Barnards Parade, High Street Stonehouse, Gloucestershire GL10 2JA

lot 55

## Retail and Residential Investment

- Let to Ladbrokes Betting & Gaming Ltd until September 2030 (subject to option)
- Three bed flat on first floor let on AST
- Prominent location on High Street
- Nearby occupiers include HSBC, The Co-operative and Sue Ryder

Rent  
£23,580 per  
annum  
exclusive



### Location

Miles: 3.3 miles west of Stroud  
9 miles south of Gloucester  
30 miles north of Bristol

Roads: M5 (Junction 13), A38, A419

Rail: Stonehouse Rail (London Paddington in 94 minutes)

Air: Bristol Airport

### Situation

Stonehouse is a town located on the outskirts of the Cotswolds just off the M5 and some 9 miles south of Gloucester. The property occupies a prominent position on the High Street with nearby occupiers including HSBC, The Co-operative and Sue Ryder.

### Description

The property comprises a ground floor retail unit with a self-contained three bedroom flat at first floor. The property benefits from a large yard to the rear with parking for approximately three cars and a first floor roof terrace.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground	Betting Shop	168.42 sq m (1,813 sq ft)	<b>LADBROKES BETTING &amp; GAMING LIMITED (1)</b>	15 years from 01/10/2015 until 30/09/2030 (2)	£16,500	01/10/2020 and 01/10/2025
First	Residential	Three Bedroom Flat	<b>INDIVIDUAL</b>	AST for a term of 1 year 9 months from 29/03/2015	£7,080 (3)	(30/11/2016)
<b>Total Commercial Area</b>		<b>168.42 sq m (1,813 sq ft)</b>			<b>£23,580</b>	

(1) For the year ending 31st December 2014, Ladbrokes Betting & Gaming Limited reported a turnover of £824,322,000, pre-tax profits of £57,141,000 and a total net worth of £1,096,567,000. (Source: Experian Group 08/06/2016)

(2) The lease provides an option to determine on every fifth anniversary of the term.

(3) The rent has been annualised.

### For further details please contact:

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### Buyer's Legal Report Service

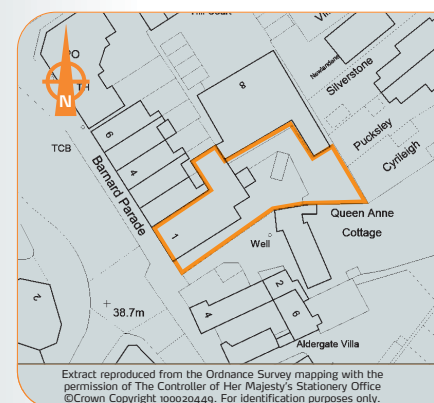
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### Seller's Solicitors:

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