

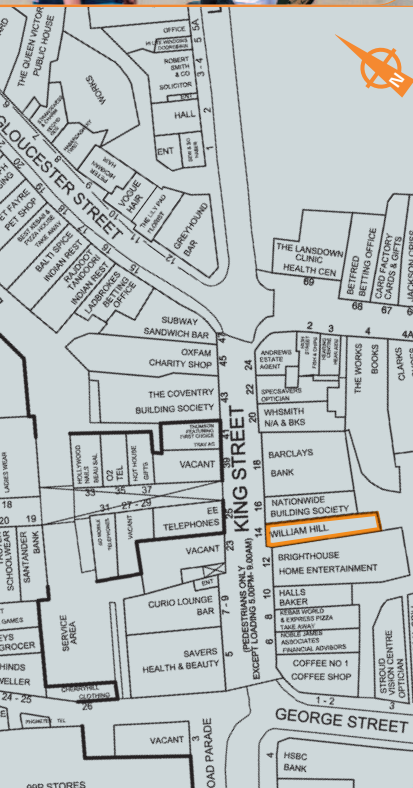
lot 69

14 King Street
Stroud, Gloucestershire GL5 3DE

Rent
£15,000 per
annum
exclusive (3)

Freehold Retail Investment

- Retail let to William Hill Organization Limited on a new 15 year lease (subject to option)
- Prime pedestrianised location opposite the Merrywalks Shopping Centre
- Affluent Cotswold town
- Nearby occupiers include Barclays Bank, Superdrug, Boots the Chemist and Holland & Barrett



Location

Miles: 9 miles south of Gloucester
32 miles north-east of Bristol
Roads: A47, A419, M5 (Junction 13)
Rail: Stroud Railway Station
Air: Bristol Airport

Situation

Stroud is an affluent Cotswold market town situated some 13 miles south-west of Cheltenham. The property is situated in a prominent position on the south side of pedestrianised King Street and opposite the entrance to the Merrywalks Shopping Centre. Nearby occupiers include Barclays Bank, Superdrug, Boots the Chemist and Holland & Barrett.

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation on basement. The first floor is currently a self-contained office benefiting from a certificate of lawfulness for residential use. The second and third floor comprises a 1 bed self-contained maisonette. The property benefits from rear access from Fawkes Place.

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
Ground	Retail	86.40 sq m (930 sq ft)	WILLIAM HILL ORGANIZATION LIMITED (1)	15 years from 16/02/2016 until 2031 on a full repairing and insuring lease (2)	£15,000 (3)	01/05/2020 01/05/2025
First	Office	To be a 1 bed flat	LONDON & CHELTENHAM ESTATES LTD	125 years from completion of the sale on a full repairing and insuring lease	Peppercorn	
Second & Third	1 bed maisonette		INDIVIDUALS	125 years from 15/02/2013 on a full repairing and insuring lease	Peppercorn	
Total Commercial Area		86.40 sq m (930 sq ft)			£15,000 (3)	

- (1) William Hill Organization Limited was incorporated in 1933. William Hill operates from over 2,300 shops across the UK. (Source: www.williamhill.com)
- (2) The lease provides for a tenant option to determine the lease on 15th February 2021 and 2026.
- (3) The lease provides for a 6 month rent free period until 15th August 2016. The seller will pay the buyer the rent that would have been due in the absence of the rent free period, and therefore the property will produce £15,000 p.a.x. from completion of the sale.

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