

lot 74

73-75 High Street Cheltenham, Gloucestershire GL50 1DU

Rent
£90,000 per
annum
exclusive

Freehold Public House Investment

- Let to Barley Pub Company Limited Guaranteed by Town & City Pub Group Company Limited until 2024 (no breaks)
- Affluent and Historic Cotswold town
- Pedestrianised position on High street
- Residential redevelopment potential (subject to consents)
- Nearby occupiers include Sainsbury's Local, Iceland Food, Argos and Superdrug



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Location

Miles: 9 miles north-east of Gloucester
40 miles north-east of Bristol
48 miles south of Birmingham
Roads: M5, A40
Rail: Cheltenham Spa Railway Station
Air: Bristol Airport, Birmingham Airport

Situation

Cheltenham is an affluent and attractive Cotswold town situated some 9 miles north-east of Gloucester. The property is situated in a strong trading position on the north side of pedestrianised High Street, close to its junction with Bath Road. Nearby occupiers include Sainsbury's Local, Iceland Food, Argos and Superdrug.

Description

The property comprises a ground floor public house with ancillary accommodation on the first and second floors. The property benefits from a rear loading bay accessed from Highbury Lane. The property may also benefit from residential redevelopment potential (subject to consents).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term.	Rent p.a.x.	Review/ (Reversion)
Ground	Public House	318.93 sq m (3,433 sq ft)	BARLEY PUB COMPANY LIMITED GUARANTEED BY TOWN & CITY PUB GROUP LIMITED (1)	Approximately 23 years from 22/01/2001 on a full repairing and insuring lease (2)	£90,000	22/01/2021 (23/04/2024)
First	Public House/Ancillary	174.84 sq m (1,882 sq ft)				
	Ancillary	40.78 sq m (439 sq ft)				
Totals		534.65 sq m (5,755 sq ft)			£90,000	

(1) Barley Pub Company Limited are ultimately owned by Stonegate Pub Company Limited who operate over 660 pubs and bars nationwide (Source: www.stonegatepubs.com).

(2) The tenant took an assignment of the original lease in favour of Whitbread plc from the administrators of Laurel Pub Company Limited however no Authorised Guarantee Agreement exists from Whitbread.

For further details please contact:

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