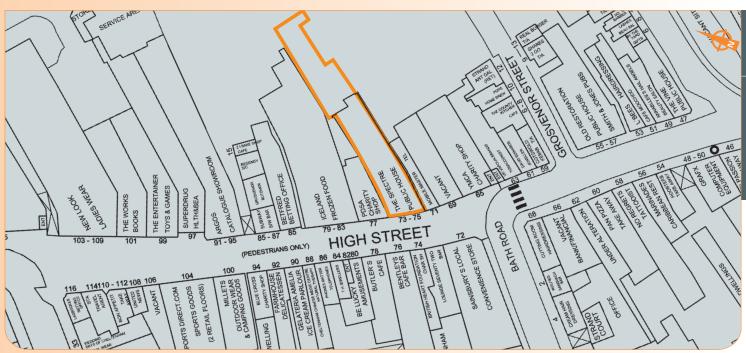
lot 74

73-75 High Street Cheltenham, Gloucestershire GL50 1DU

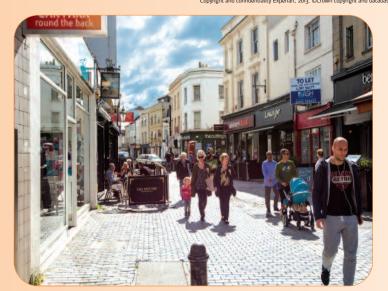
Rent £90,000 per annum exclusive Freehold Public House Investment

- 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





Rent £90,000 per annum exclusive





Miles: 9 miles north-east of Gloucester 40 miles north-east of Bristol 48 miles south of Birmingham

Roads: M₅, A₄o Rail: Cheltenham Spa Railway Station Air: Bristol Airport, Birmingham Airport

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.

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).

Freehold.

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 First	Public House Public House/Ancillary Ancillary	318.93 sq m (3,433 sq ft) 174.84 sq m (1,882 sq ft) 40.78 sq m (439 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)		22/01/2021 (23/04/2024)

Totals 534.65 sq m (5,755 sq ft) £90,000

- (i) 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.

John Mehtab Tel: +44 (o)20 7034 4855. Email: john.mehtab@acuitus.co.uk Alec Linfield

Tel: +44 (o)20 7034 4860. Email: alec.linfield@acuitus.co.uk www.acuitus.co.uk

Dentons UKMEA LLP DENTONS

Contact: Greg Rigby.
Tel: +44 (o)2o7 32o 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Horsey Lightly Solicitors
2 West Mills, Newbury, Berkshire, RG14 5HG
Tel: +44 (oh635, 580 858
Email: jtrehearne@horseylightly.com
Ref: John Trehearne.