

# 39-43 Benhall Avenue Cheltenham, Gloucestershire GL51 6AF

lot 115

## Freehold Neighbourhood Retail Parade & Residential Investment

- Comprising three ground floor retail units and three self-contained residential flats (let on long leases)
- Two shops let until 2030 (subject to options)
- Popular neighbourhood shopping parade anchored by One Stop
- Asset Management Opportunities

Rent  
£12,150  
per annum  
exclusive,  
with 1 retail  
unit to be  
let



On behalf of  
Receivers



### Location

Miles: 2 miles west of Cheltenham  
6 miles north-east of Gloucester  
41 miles north-west of Oxford  
43 miles north-east of Bristol  
Roads: A40, A417, M5 (Junction 11), M50  
Rail: Cheltenham Spa Railway Station  
Air: Gloucestershire Airport, Bristol Airport

### Situation

The property is located 2 miles west of Cheltenham town centre on the west side of Benhall Avenue in a popular neighbourhood retail parade adjacent to the A40, an arterial route between the M5 to the west and Cheltenham to the east. The property benefits from being situated in a densely populated residential area and One Stop being a neighbouring occupier.

### Description

The property comprises an unbroken parade of three units which form part of a larger parade and provide ground floor retail accommodation with three self-contained residential flats on the first and second floors. The property benefits from car parking to the rear.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Note

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

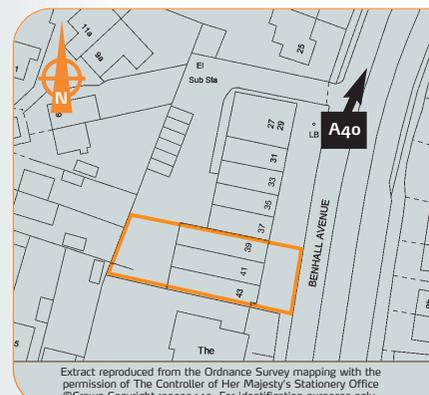
Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
39	Ground	Retail/Ancillary	92.03 sq m (991 sq ft)	<b>INDIVIDUAL</b> t/a Me Hair, Beauty & Barbers	15 years from 27/01/2015 (1)	£6,000	27/01/2020 & 27/01/2025 (26/01/2030)
41	Ground	Retail/Ancillary	93.51 sq m (1,007 sq ft)	<b>INDIVIDUAL</b> t/a EnVogue	15 years from 25/09/2015 (2)	£6,000	25/09/2020 & 25/09/2025 (24/09/2030)
43	Ground	Retail/Ancillary	107.87 sq m (1,161 sq ft)	<b>VACANT</b>			
39A, 41A & 43A	First & Second	3 x Two bedroom flats	-	<b>INDIVIDUALS</b>	3 x 99 years from 25/12/1985	£150	Fixed increases in 2018 & 2051 (24/12/2084)
<b>Total Commercial Area</b>			<b>293.41 sq m (3,159 sq ft)</b>			<b>£12,150</b>	

(1) The lease provides for a tenant option to determine on 27th January 2018.  
(2) The lease provides for a tenant option to determine on 25th September 2018.  
NB: The seller has served notices on the residential lessees under Section 5B of the Landlord and Tenant Act 1987.

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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

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