

# Lot 5

£108,600 per annum  
exclusive

## 45 High Street, Broadway, The Cotswolds, Worcestershire WR12 7DP

Attractive Freehold Retail/Office Investment





# Tenancy and accommodation

**Lot 5**

£108,600 per annum exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	368.46 sq m	(3,966 sq ft)	LANDMARK	20 years from	£108,600	18/07/2020
First	Office/Ancillary	135.35 sq m	(1,457 sq ft)	BROADWAY	18/07/2005 on a full		(17/07/2025)
Second	Office/Ancillary	39.39 sq m	(424 sq ft)	LIMITED (1)	repairing and		
Third	Ancillary	9.43 sq m	(102 sq ft)		insuring lease		
<b>Total</b>		<b>552.63 sq m</b>	<b>(5,949 sq ft)</b>			<b>£108,600</b>	

(1) Established in the Cotswolds in 1997, Landmark are destination stores dedicated to country wear, walking and travel clothing. Landmark currently trade from three stores, two specialising in outdoor clothing in Broadway and Marlborough and an additional smaller store in Broadway specialising in a more casual and relaxed look (Source: www.landmarkstores.com). For the year ending 21st January 2017, Landmark (Broadway) Limited reported a total net worth of £839,832 (Source: Experian Group 11/01/2018).

### Key Details

- Entirely let to Landmark (Broadway) Limited until 2025 (no breaks)
- Historic and attractive location - popular with tourists
- Substantial frontage onto busy High Street
- VAT-free Investment

### Location

**Miles:** 16 miles north-east of Cheltenham  
21 miles south-east of Worcester  
**Roads:** A44, A46, A429, M5, M40  
**Rail:** Evesham Railway Station  
**Air:** Birmingham International Airport

### Situation

The attractive and historic Cotswold village of Broadway is often referred to as the 'Jewel of the Cotswolds' and is a popular tourist destination. The property occupies a prominent position in the heart of the retailing offer, on the south side of the picturesque High Street. Nearby occupiers include the renowned Lygon Arms Hotel, OKA, Hamptons International, Edinburgh Woollen Mill and a number of independent retailers.

### Description

The property, an attractive Grade II listed building, comprises ground floor retail accommodation with office and ancillary accommodation on the first, second and third floors. A small part of the first floor is sub-let to the adjoining tenant trading as RA Bennett & Partners. Additionally, the property benefits from a courtyard to the rear.

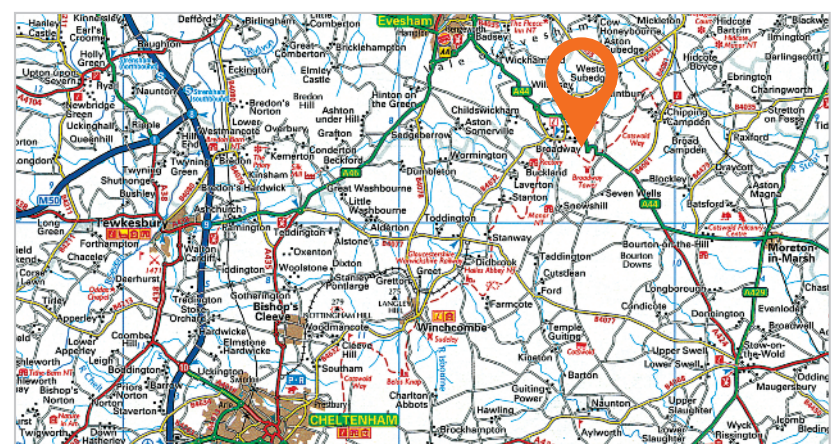
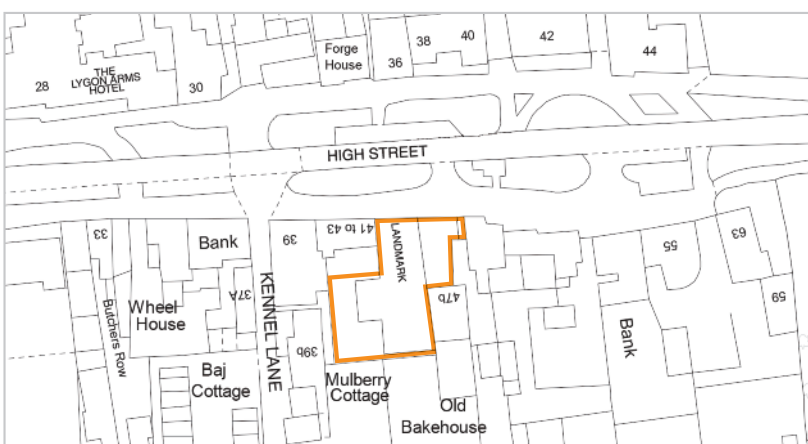
### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion



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