

# 25 High Street, Coleford, Nr. Monmouth, Gloucestershire GL16 8HA

Freehold Retail Investment

**Lot 37**

£41,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Convenience Store/Ancillary/Post Office	359.10 sq m (3,864 sq ft)	T & S STORES LIMITED (1) t/a Tesco Express	25 years from 20/08/1997 on a full repairing and insuring lease	£41,000	19/08/2022
First	Residential	Three bedroom flat with bathroom and kitchen				
<b>Total Commercial Area</b>		<b>359.10 sq m (3,864 sq ft)</b>			<b>£41,000</b>	

(1) T & S Stores Limited is a wholly owned subsidiary of Tesco Plc. For the year ending 25th February 2017, Tesco Plc reported a turnover of £55,917,000,000, pre-tax profits of £145,000,000 and a total net worth of £3,721,000,000. For the year ending 25th February 2017, T & S Stores Limited reported a total net worth of £573,589,000 (Source: Experian Group 11/06/2018). The flat on the first floor is sublet.

### Key Details

- Entirely let to T & S Stores Limited - a part of Tesco Plc
- Large convenience store and Post Office arranged on the ground floor
- Three bedroom flat included in the lease
- Attractive Gloucestershire market town

### Location

**Miles:** 6 miles east of Monmouth  
13 miles north of Chepstow  
**Roads:** A40, A4136  
**Rail:** Lydney Rail Station  
**Air:** Bristol International Airport  
Cardiff International Airport

### Situation

Coleford is an attractive market town situated between Monmouth and the Forest of Dean, east of the A40. The property is situated on the eastern side of High Street, south of its junction with Market Place, in the heart of Coleford town centre. Other nearby occupiers include Lloyds Bank and William Hill, as well as a number of independent retailers.

### Description

The property comprises a large well configured ground floor convenience store and post office, with a separately accessed three bedroom flat on the first floor. In addition, the town's principal shoppers car park is immediately to the rear.

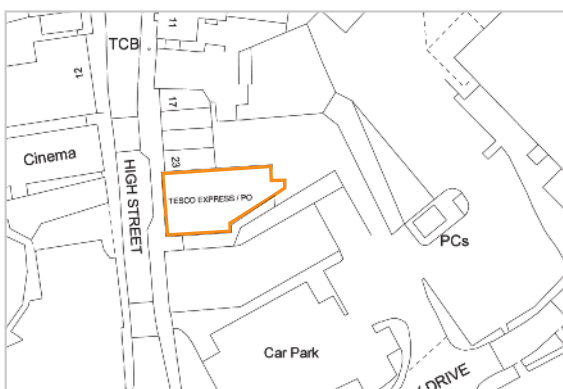
### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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