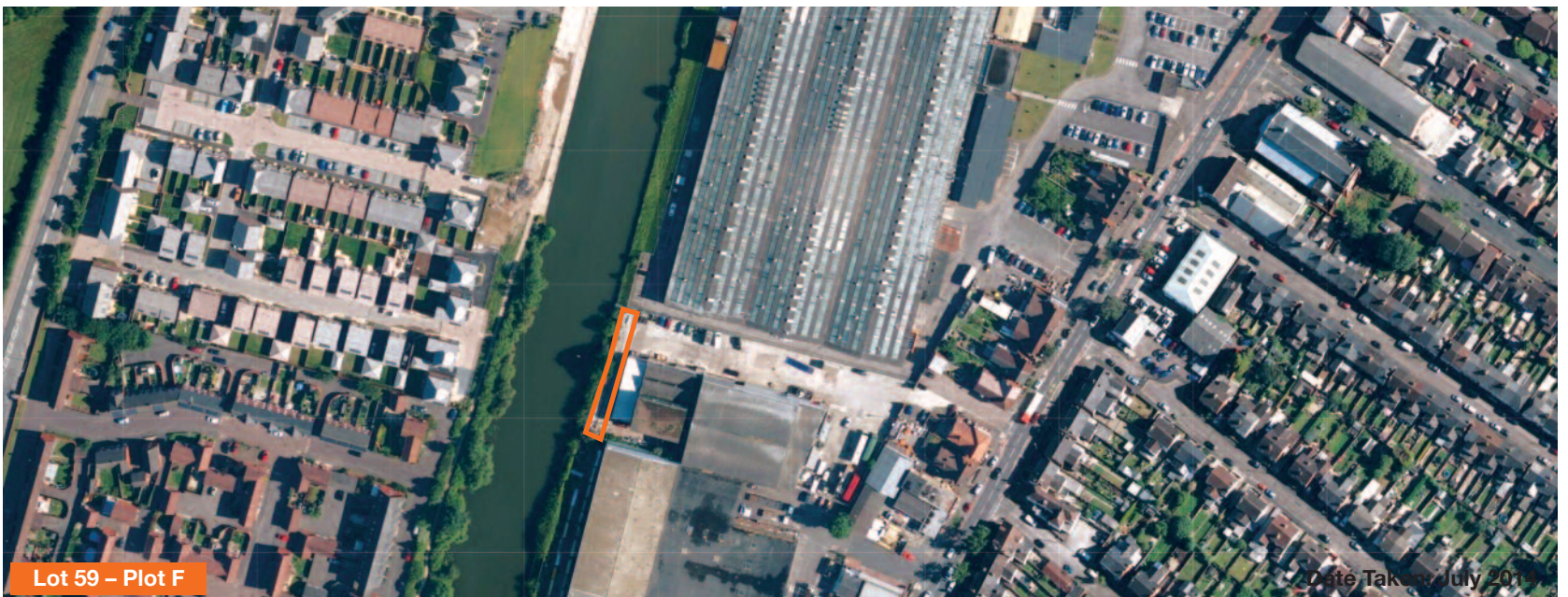


Lots 57-59

Lot 57 (Plot D) - £4,750
Lot 58 (Plot E) - £3,600
Lot 59 (Plot F) - £1,200

Plots D, E & F Mill Place Trading Estate, Gloucester, Gloucestershire GL1 5SQ

Freehold Ground Rent Investments



Tenancy and accommodation

Lot	Address	Use	Site Area	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
57	Plot D	Car Parking	0.226 Acres (0.09 Hectares)	ROBERT HITCHINS LTD on part assignment from Permal Limited	77.75 years from 25/03/1977	£4,750	25/03/2019 and 7 yearly (24/12/2054)
58	Plot E	Storage	0.257 Acres (0.1 Hectares)	PERMALI GLOUCESTER LTD on assignment from Permal Limited (1)	77.75 years from 25/03/1977	£3,600	25/03/2019 and 7 yearly (24/12/2054)
59	Plot F	Storage	0.06 Acres (0.02 Hectares)	INDIVIDUAL (2) on part assignment from Permal Limited	77.75 years from 25/03/1977	£1,200	25/03/2019 and 7 yearly (24/12/2054)

(1) Permal Gloucester Limited was incorporated in 1998 and is ultimately owned by 31 Group Plc. For the year ending 31st May 2017, Permal Gloucester Limited reported a turnover of £7,139,020, pre-tax profits of negative -£970,497 and a total net worth of £4,905,557.

(2) The area demised in the lease is 256.64 sq m (2,762 sq ft). The tenant also occupies an area of approximately 126.74 sq m (1,364 sq ft) which is not demised under the terms of the lease.

Lots 57-59

Lot 57 (Plot D) - £4,750
Lot 58 (Plot E) - £3,600
Lot 59 (Plot F) - £1,200

Key Details

- To be offered as three separate Lots
- 7 yearly (open market) rent reviews
- 1.5 miles south of Gloucester city centre

On behalf of



Location

Miles: 9 miles west of Cheltenham
20 miles north-west of Cirencester
37 miles north of Bristol

Roads: A38, A40, M5 (Junction 11a)

Rail: Gloucester Railway Station

Air: Bristol Airport

Situation

Mill Place is prominently situated just off Bristol Road, approximately 1.5 miles south of Gloucester city centre in a predominantly industrial area. The properties are positioned on the east bank of the Gloucester and Sharpness Canal.

Description

Plots D, E and F each comprise a broadly level and regular parcel of land currently being used for storage and car parking.

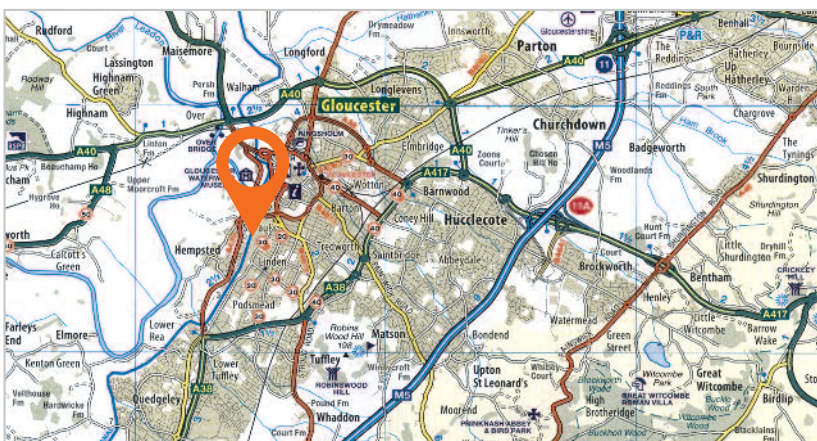
Tenure

Freehold.

VAT

VAT is applicable to these lots.

Six Week Completion



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