

Lot 30

£37,650 Per Annum
Exclusive

10 Northgate Street, Gloucester, Gloucestershire GL1 1SE Pedestrianised Town Centre Freehold Retail Investment



Key Details

- Pedestrianised City Centre Location
- Diagonally opposite TK Maxx & HSBC
- Let to Telefonica UK limited
- Comprises 5,069 sq ft
- 2020 Break NOT exercised

Location

Miles: 8 miles south-west of Cheltenham
29 miles south of Worcester
35 miles north-east of Bristol

Roads: M5 (Junction 11, 11A and 12), A430, A38

Rail: Gloucester Railway Station
(London Paddington 1 hour 55 minutes)

Air: Bristol Airport

Situation

The property is located in the heart of Gloucester City centre on the pedestrianised Northgate Street close to its junction with Eastgate & Westgate streets. Eastgate & Kings Walk shopping centres and associated car parking are close by. Gloucester Cathedral is 250 metres to the north and Gloucester railway is 400 metres to the east. Nearby occupiers include Pandora, HSBC, TK Maxx, Costa, McDonalds, B&M, Yorkshire Bank and Sports Direct.

Description

The property comprises a ground floor shop with 3 floors of ancillary accommodation above.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six week completion

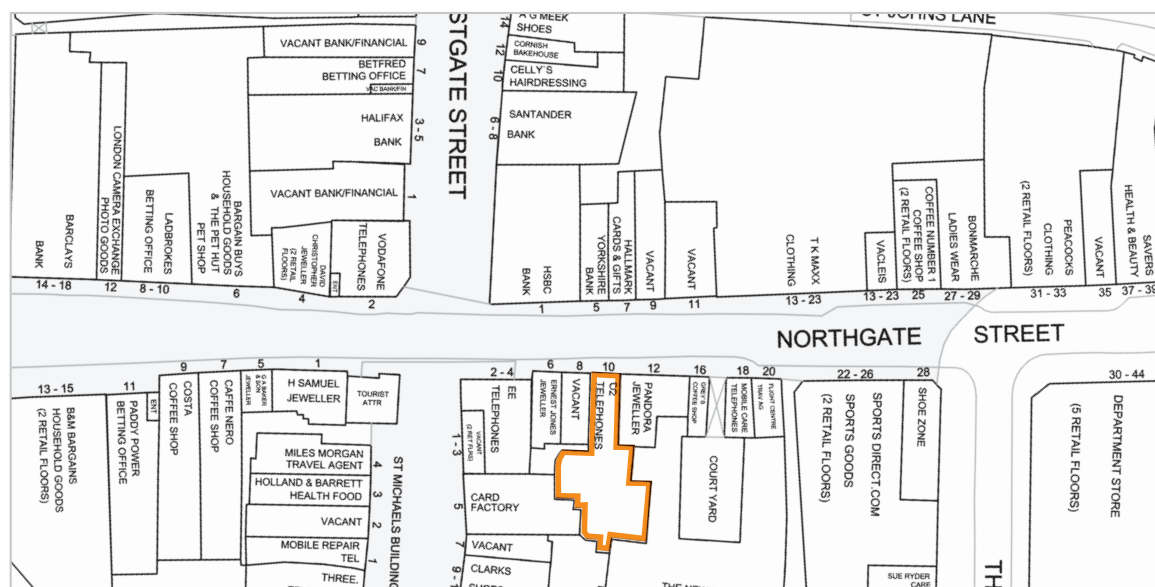
Energy Performance Certificate

Band D See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	204.85 sq m (2,205 sq ft)	Telefonica UK	5 years from	£37,650	32/10/2022
First	Ancillary	180.46 sq m (1,942 sq ft)	Limited (t/a 02)	24/10/2017 on a full		
Second	Ancillary	42.82 sq m (461 sq ft)	(1)	repairing and insuring		
Third	Ancillary	42.82 sq m (461 sq ft)		lease (2)		
Total		470.95 sq m (5,069 sq ft)			£37,650	

- (1) For the year end 31/12/2019 Telefonica UK Limited reported a Turnover of £5,976,000,000 Pre-tax profits £765,000,000 and Shareholder Funds £2,649,000,000 (Source: SmartSearch 2/10/2020)
- O2 is a mobile network operator and the principal commercial brand of Telefónica UK Limited, which is part of the global telecommunications group Telefónica S.A. (Website www.o2.co.uk)
- (2) Tenants option to determine 23rd October 2020 NOT exercised.



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Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
Peter.mayo@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Seller's Solicitors: Walker Morris LLP
Lucy Elsom
+44 (0)113 283 4524
lucy.elsom@walkermorris.co.uk