

Lot 16

£50,349 Per Annum
Exclusive

Units 7-12 Site C, Lakeside Business Park, South Cerney, Cirencester, Gloucestershire GL7 5XL

Multi-let Industrial Investment



Key Details

- 12 modern industrial units
- 7 Sold off on long leases
- Roller shutter doors and parking
- Producing £50,199 p.a. together with a vacant unit
- Asset Management opportunity

Location

Miles: 4 miles south of Cirencester
10 miles north-west of Swindon
36 miles north-east of Bristol

Roads: A419, A429, M4, M5

Air: Bristol Airport

Situation

South Cerney is situated 4 miles south of the historic and attractive town of Cirencester. Cirencester is the largest town in the Cotswolds district, attracting many tourists. The property is prominently situated in a well established industrial and commercial area in South Cerney.

Description

The property comprises twelve modern industrial units, 7 of which have been sold off on long leases and one of which is currently vacant. The property benefits from roller shutter doors and parking.

Tenure

Virtual Freehold - 999 year lease.

VAT

VAT is applicable to this lot.

Four week completion

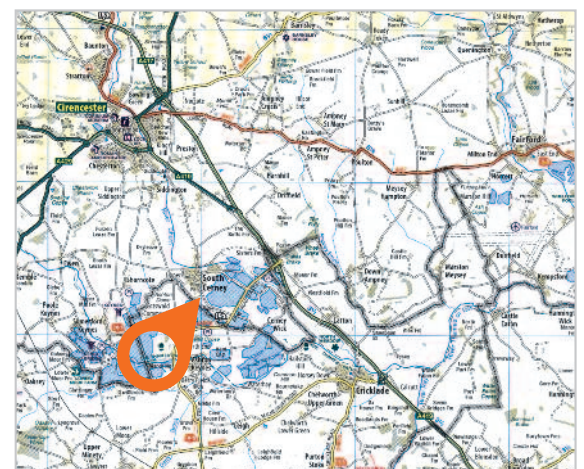
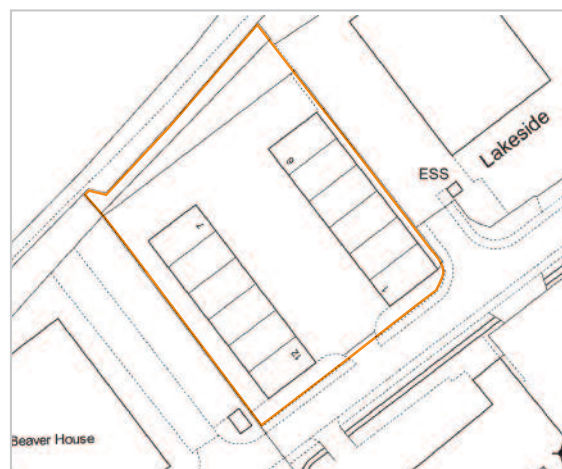
Energy Performance Certificate

See legal pack.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
7	Ground	Industrial	156.53 sq m	(1,685 sq ft)	EVOLUTION FITNESS	5 years from 21/07/2016	£22,000	20/07/2021
8	Ground	Industrial	147.25 sq m	(1,585 sq ft)	PT LIMITED (1)			
9	Ground	Industrial	147.25 sq m	(1,585 sq ft)	VACANT POSSESSION			
10	Ground	Industrial	147.25 sq m	(1,585 sq ft)	TRUFFLE HUNTER (2)	Tenancy at will	£12,281	
11	Ground	Industrial	189.05 sq m	(2,035 sq ft)	TRUFFLE HUNTER (2)	4 years from 10/05/2019	£15,768	09/05/2023
12	Ground	Industrial	-	(-)	JON SHIPMAN CONTRACTING LIMITED	999 years from 07/03/2005	£150	06/03/3004
1-6	Ground	Industrial	-	(-)	Noen Homes LLP	999 years from 07/03/2005	£150	06/03/3004
Totals			787.33 sq m	(8,475 sq ft)			£50,349	

(1) www.evolution-fit.co.uk
(2) www.trufflehunter.co.uk



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