

### 6 WEEK COMPLETION



#### SITUATION

Located just off the A435 Cirencester Road close to the junction with Horsefair Street, within this local shopping centre, opposite The Library and serving the surrounding residential neighbourhood, approximately 2 miles south-east of Cheltenham.

There is a public car park behind the property.

Cheltenham is a most sought after Spa Town approximately 8 miles east of Gloucestershire and 42 miles north of Bristol, only 4 miles east of the M5 (J11), which links the M4 to the South and the M42 to the North.

#### PROPERTY

Forming part of a large Supermarket within this terraced parade comprising a **Ground Floor Shop** with internal access to **Office/Store** at first floor level.

In addition, the property includes **2 parking spaces** at the rear.

**VAT is NOT payable in respect of this Lot**

#### TENURE

**Leasehold for a term of 2,000 years from 24th June 1987 at a peppercorn ground rent.**

## £5,900 per annum

The Surveyors dealing with this property are  
**JOHN BARNETT and JONATHAN ROSS**

#### ACCOMMODATION

##### Ground Floor Shop

|                |                  |
|----------------|------------------|
| Gross Frontage | 17'11"           |
| Internal Width | 16'10"           |
| Shop Depth     | 49'10"           |
| Sales Area     | Approx 805 sq ft |

##### First Floor

|                   |                  |
|-------------------|------------------|
| Office/Store Area | Approx 240 sq ft |
| WC                |                  |

**Plus 2 car parking spaces**

#### TENANCY

The entire property is let on a full repairing and insuring lease to **Kenmare Estates Ltd t/a The Co-operative Food (see Tenant Profile)** for a term of 10 years from 30th September 2013 at a current rent of **£5,900 per annum** exclusive.

**Rent Reviews 2018**

**Tenant's Break 2017**

#### TENANT PROFILE

Kenmare Estates Ltd - Ultimate holding company is The Midcounties Co-operative Limited who are the largest independent co-operative in the UK with gross sales of £738 million (source www.midcounties.coop).

#### VENDOR'S SOLICITORS

Brecher - Tel: 020 7563 1000

Ref: C. Sherrard Esq - Email: csherrard@brecher.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts