

6 WEEK COMPLETION



SITUATION

Located in the Town Centre on the pedestrianised section of Parsonage Street running parallel with Castle Street and amongst such multiples as **TSB, Iceland, Mind** and a **Post Office**. In addition, there is a **Sainsbury's Superstore** to the rear of the property.

Dursley is an attractive town located on the edge of the Cotswolds and lies midway between Bristol and Gloucester with good road links via the M5 (Junctions 13 & 14).

PROPERTY

Forming part of a parade comprising **6 Ground Floor Shops (including 1 Double Unit)**. In addition, **No 35A-C has internal access and external rear access to Offices above all 6 Shops**. The property also benefits from a shared rear car park / service yard.

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 19th September 1964 (thus having approx. 75 years unexpired) at a ground rent of £2,000 p.a. plus 1/3 of the amount by which the aggregate rack rental value of the parts exceed £5,250, the original rack rents. The present rent payable is £19,916.67 which is reviewable every 7 years. (Next Review 2020).

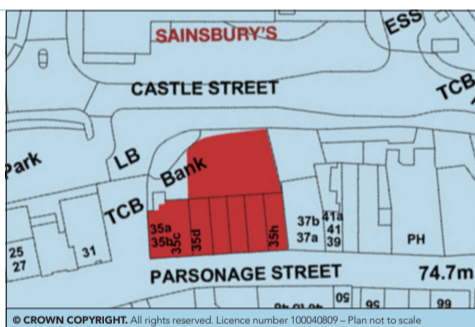


Gross Rent £58,500 p.a.
Net Rent £38,583.33 p.a.

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Carpenters Rose – Tel: 020 8906 0088
Ref: M. Rose Esq – Email: mr@carpentersrose.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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 35A, B & C (Double Bank & First Floor Offices above Nos. 35A-H)	Ground Floor Double Bank Gross Frontage 35'2" Internal Width 34'8" Built Depth 46'8" First Floor Offices above Nos. 35A-H Area Approx. 1,806 sq ft*	Barclays Bank Plc (Having approx. 1,700 branches) (T/O for Y/E 31/12/12 £34.3bn, Pre-Tax Profit £99m and Net Worth £52.1bn)	5 years from 30th March 2011	£20,000	FRI
No. 35D (Shop)	Gross Frontage 14'11" Internal Width 13'11" Shop Depth 41'8" Built Depth 46'8" WC	West Midlands Industrial Dry Cleaners Ltd	10 years from 2nd October 2009	£8,000	FRI
No. 35E (Shop)	Gross Frontage 14'11" Internal Width 14'0" Shop & Built Depth 46'8" WC	Dignity Funerals Ltd (Having 640 branches)	10 years from 14th November 2011	£8,000	FRI Rent Review and Tenant's Break 2016
No. 35F (Shop)	Gross Frontage 14'11" Internal Width 14'1" Shop Depth 42'4" Built Depth 46'8" WC	R. Cowle (Hairdresser)	1 year from 25th September 2012 (Holding over)	£7,000	FRI
No. 35G (Shop)	Gross Frontage 14'11" Internal Width 14'1" Shop Depth 42'1" Built Depth 46'8" WC	D. A. Paoletti & N. Paoletti (Hardware / Household)	7 years from 25th December 2000 (Holding over)	£7,500	FRI
No. 35H (Shop)	Gross Frontage 15'4" Internal Width 13'11" Shop Depth 42'2" Built Depth 46'8" WC	C and L McCreight (Clothes)	5 years from 4th October 2010	£8,000	FRI
TOTAL				£58,500	

*Not inspected by Barnett Ross. Area supplied by Vendor.