

**6 WEEK COMPLETION**



**SITUATION**

Located in this well established retail parade, adjacent to **Coral** and being close to **McColl's** and **Lloyds Pharmacy**, all serving the surrounding residential population. Tuffley lies approximately 3 miles south of the historic cathedral city of Gloucester with easy access to the M5 Motorway (Junction 11A).

**PROPERTY**

Forming part of a mid terraced building comprising a **Ground Floor Shop**. There is front lay-by parking and use of a rear service road for unloading.

**VAT is applicable to this Lot**

**TENURE**

**Leasehold for a term of 999 years from 1st January 2006 at a fixed ground rent of £100 p.a.**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	16'0"
Internal Width	15'2"
Shop Depth	34'2"
Built Depth	48'11"
Rear Store Area	Approx. 80 sq ft
WC	

**TENANCY**

The property is let on a full repairing and insuring lease to **Anthony Burke t/a Creature Comforts (Pet Supplies)** for a term of 20 years from 24th June 2005 at a current rent of **£10,500 per annum** exclusive.

**Rent Review 2020**

**£10,500 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**

Metcalfe Copeman & Pettefar – Tel: 01733 865 887  
Ref: Ms Jacqueline Hesketh – Email: jacqui.hesketh@mcp-law.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