

**4 WEEK COMPLETION**



**SITUATION**

Occupying a prominent trading position within the main Office district of the town, only a minutes walk from the prime High Street retail centre, with direct access onto the town's main Inner Ring Road.

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

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café/ Restaurant	Gross Frontage 39'4" Internal Width 28'6" Restaurant Depth 20'1" Built Depth 36'10" Kitchen/Prep. Area 260 sq.ft. 2 WC's	<b>Svea Café Ltd (with Guarantor) t/a Svea Café and Restaurant</b>	9 years from 10th October 2007	£6,500	FRI (60% contribution) <b>Rent Review and Tenant's Break 2013</b>
First Floor Salon	Salon Area Approx 535 sq.ft. WC	<b>J G Coombe (Hair Salon)</b>	5 years from 1st August 2009 <b>(In occupation for 30 years)</b>	£3,500	Repairing & Insuring <b>Rent Review and Tenant's Break 2012</b>
<b>TOTAL</b>				<b>£10,000</b>	

**PROPERTY**

An attractive semi-detached period building comprising a **Ground Floor Café/ Restaurant** with separate front access to a **Hair Salon** at first floor level.

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

**FREEHOLD**

**£10,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**



**JOINT AUCTIONEERS**  
Bear Associates, 12 Rodney Road, Cheltenham GL50 1JJ  
Tel: 01242 512299. Ref: T. Wiseman Esq.

**VENDOR'S SOLICITORS**  
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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 £275 (including VAT) upon exchange of contracts