



SITUATION

Occupying a prominent position in this pedestrianised retail thoroughfare at the junction with High Street, adjacent to **Subway** and **Coventry Building Society**, and amongst such other multiples as **First Choice, EE, Phones 4U, Specsavers, WH Smith** and many others. Stroud is an attractive market town which lies some 9 miles south of Gloucester with easy access via the M5 (Junction 13) some 5 miles to the west.

PROPERTY

A mid terraced building comprising a deep **Ground Floor Shop** with internal access to **Storage in the Basement and Ancillary Store/Office on First and Second Floors**. (The second floor is currently sealed off). In addition, the property includes a dumb waiter, rear access to Bath Street and a rear **Parking Space**.

VAT is NOT payable in respect of this Lot

FREEHOLD

£26,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

ACCOMMODATION

Ground Floor Shop	
Gross Frontage	22'11"
Internal Width	19'1"
narrowing at rear to	13'0"
Shop Depth	72'7"
Built Depth	88'1"
Sales Area	Approx 1,150 sq ft
Store Area	Approx 120 sq ft
Basement Store	
Area	Approx 950 sq ft
First Floor Store	
Area	Approx 1,285 sq ft
WC	
Second Floor	
Area	Approx 675 sq ft*
Total Area	Approx 4,180 sq ft

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

TENANCY

The entire property is let on a full repairing and insuring lease to **Oxfam (having almost 700 branches)** for a term of 10 years from 21st October 2010 (**renewal of a previous lease**) at a current rent of **£26,000 per annum** exclusive.

Rent Review and Tenant's Break 2015



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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