

**6 WEEK COMPLETION**



**SITUATION**

Located in this pedestrianised retail parade in the heart of the village of Hucclecote, close to **Barclays Bank** and a host of local traders, and benefitting from a large shoppers' car park to the front.

Hucclecote lies approximately 3 miles west of Gloucester City Centre which in turn lies some 9 miles south-west of Cheltenham and 35 miles north-east of Bristol enjoying easy access via the M5 (Junction 11A).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on first and second floors. In addition, the property includes an open **Rear Store** and a **Lock-up Garage** accessed via a rear service road.

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

**TENURE**

**Leasehold for a term of 2,000 years from 29th September 1988 at a Peppercorn Ground Rent.**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'1"
Internal Width	15'9"
Shop Depth	39'3"
Built Depth	45'11"
WC	

**First and Second Floor Flat**

3 Rooms, Kitchen, Bathroom/WC

**Garage & Open Rear Store**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Mr C. T. Cocks and Miss R. E. Cocks as a Greengrocers & Florist** for a term of 15 years from 29th September 2007 at a current rent of **£10,250 per annum** exclusive.

**Rent Review 2017**

**Note: There is a £5,125 Rent Deposit held.**

**£10,250 per annum**

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

**VENDOR'S SOLICITORS**

Quality Solicitors Hill & Abbott – Tel: 01245 258 892  
Ref: J. Royle Esq – Email: julian.royle@qshalaw.com

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 £350 (including VAT) upon exchange of contracts