



SITUATION

Located on this prominent roundabout junction with All Saints Road being amongst a variety of local traders including a Pharmacy, Hairdresser, Solicitor and Estate Agents as well as a **Londis Convenience Store** all serving the surrounding residential area. In addition, the town centre is only a short walk away where a large variety of shopping facilities can be found.

Cheltenham is an attractive Spa Town approximately 8 miles east of Gloucester.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop with 3 frontages** together with separate side access to a **Self-Contained Office** on ground and first floors.

Note: There is a Basement which is not included in the Freehold Title.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Total Window Frontage 34'10" Internal Width 18'3" widening at rear to 27'11" Shop Depth 23'6" WC	Loans 2 Go Limited (Having over 60 branches)	5 years from 16th April 2014	£15,000	Full Repairing (subject to a schedule of condition) Tenant's Break April 2017. 3 months Rent Deposit held.
Ground & First Floor Offices	Ground Floor Kitchen, Shower Room/WC First Floor 1 Room Approx. 150 sq ft	Beechwood Maintenance Ltd (currently sub-let as Residential Use)	5 years from 12th May 2014	£3,600	Full Repairing (subject to a schedule of condition). Tenant's Break May 2017
TOTAL				£18,600	

£18,600 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

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

VENDOR'S SOLICITORS

Lupton Fawcett Dennison Till – Tel: 0114 276 6607
Ref: J. Rowden – Email: julian.rowden@lf-dt.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 £500 (including VAT) upon exchange of contracts