

# Lot 4, 6-8 Dyer Street, Cirencester, Gloucestershire GL7 2PF

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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## Property Information

### Virtual Freehold Retail Investment

- Two shops let to Brook Taverner Limited and The Danish Wardrobe Company Limited
- Brook Taverner lease expires December 2029 (3) - recent tenant break option not exercised
- Danish Wardrobe lease expires December 2028 (no breaks)
- Affluent Cotswold market town
- Nearby retailers include M&S Simply Food, Caffè Nero, WHSmith, Joules, Crew Clothing, Accessorize and Clarks

#### Lot

4

#### Auction

30th March 2023

#### Rent

£68,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On Behalf of a Real Estate  
Investment Trust

### Location

#### Miles

17 miles north-west of Swindon, 29 miles south-east of Gloucester, 36 miles north-east of Bristol

#### Roads

A417, A419, A429, A433, M4(J15), M5 (J13)

#### Rail

Kemble Rail

#### Air

Bristol International Airport

### Situation

Cirencester is an affluent, historic market town well situated between the M4 (J15) and M5 (J13). The property is located close to Market Place, Cirencester's primary retailing street which is open to popular, weekly farmers markets. Nearby retailers include M&S Simply Food, Caffè Nero, WHSmith, Knight Frank, Savills, Joules, Crew Clothing, Accessorize and Clarks.

### Tenure

Virtual Freehold. Held for a term of 999 years from 1st January 2006 at a peppercorn rent.

### EPC

See Legal Pack

### Description

The property comprises two shops arranged on the ground floor only, forming part of a larger building.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
6 Dyer Street	Ground	Retail/Ancillary	143.90	(1,549)	BROOK TAVERNER LIMITED (2)	10 years from 06/12/2019 (3)	£37,000	06/12/2024
8 Dyer Street	Ground	Retail/Ancillary	88.40	(952)	THE DANISH WARDROBE COMPANY LIMITED (t/a Danish Wardrobe) (4)	10 years from 21/12/2018	£31,000	21/12/2023
<b>Total</b>			<b>232.30</b>	<b>(2,501)</b>			<b>£68,000</b>	

(1) Areas provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates))

(2) For the year ending 31st December 2021, Brook Taverner Limited reported an annual turnover of £29,785,395, a pre-tax profit of £3,075,577 and a net worth of £8,506,609 ([www.northrow.com](http://www.northrow.com)). They trade from 10 shops in the UK, branches including Stratford-upon-Avon, Northallerton, Stamford, Bury St Edmunds and Windsor ([www.brooktaverner.co.uk](http://www.brooktaverner.co.uk)).

(3) The lease is subject to a tenant only option to determine on 06/12/2025. The tenant did not exercise their recent break option on 06/12/2022.

(4) The Danish Wardrobe Company Limited are a multi-branded retailer that offer a diverse range of womenswear. They have been trading in Cirencester since August 2006 and also trade from another branch in Leamington Spa ([www.mydanishwardrobe.com](http://www.mydanishwardrobe.com)).

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## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Henry John**  
+44 (0)20 7034 4860  
+44 (0)7876 884 320  
[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

**Gateley Legal**  
Park View House, 58 The Ropewalk  
Nottingham  
NG1 5DW

**Daniella Sirovica**  
0115 983 8247  
[daniella.sirovica@gateleylegal.com](mailto:daniella.sirovica@gateleylegal.com)

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