

# Lot 30, The High Orchard, St Ann's Way, Gloucester,

Gloucestershire GL2 5FD

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Long Let Substantial Public House Investment with RPI Linked Reviews

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## Property Information

### Freehold Long Let Substantial Public House Investment with RPI Linked Reviews

- Let to Marston's PLC until March 2053 (No Breaks) providing 29 years until lease expiry
- 5 yearly RPI linked rent reviews subject to 1% collar and 4% cap annually compounded
- Rent rising to a minimum of £201,033 per annum from 2028 (1% collar compounded annually) and a maximum of £232,716 per annum (4% cap compounded annually)
- Substantial Public House of approx. 751.00 sq. m. (8,083 sq. ft.)
- Site area of approx. 1.06 Acres (0.43 Ha)
- Prominent roadside position at busy junction
- Affluent and popular Gloucestershire city

**Lot** 30  
**Auction** 25th September 2024

**Rent** £191,276 per Annum Exclusive  
**Status** Available

**Sector** Public House  
**Auction Venue** Live Streamed Auction

On Behalf of a Major Fund

### Location

**Miles** 8 miles south-west of Cheltenham, 29 miles south of Worcester, 35 miles north-east of Bristol  
**Roads** M5 (Junction 11, 11A and 12), A430, A38  
**Rail** Gloucester Railway Station (London Paddington 1 hour 55 minutes)  
**Air** Bristol Airport

### Situation

Gloucester is the administrative centre of Gloucestershire with excellent road communications, being located at the intersection of the A40 and A438, providing a direct link to the M5 at Junctions 11, 11A and 12. The property is prominently located at the junction of St Ann Way and Llanthony Road/ Hempstead Lane (A430). The property is conveniently situated to provide for the local residential area and within close proximity to Spinnaker Park Industrial Estate, Servenside Trading Estate and Gloucestershire College.

### Tenure

Freehold.

### EPC

Band B.

### Description

The property comprises a substantial two storey public house of approximately 751.00 sq. m. (8,083 sq. ft.) upon a site area of 1.06 Acres, benefitting from ample car parking.

### VAT

VAT is applicable to this lot.

### Note

Marston's PLC have an option to purchase the Freehold upon expiry of the occupational lease for £1. Please refer to the Option Agreement within the legal pack.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground/First	Public House	751.00	(8,083)	MARSTON'S PLC (1)	40 years from 28/03/2013 until 27/03/2053	£191,276	25/03/2028 and 5 yearly thereafter (2)
<b>Total</b>		<b>751.00</b>	<b>(8,083)</b> (3)			<b>£191,276</b>	

(1) Marston's is a leading UK operator having been part of the British pub landscape for over 180 years, now operating from over 1,400 pubs and employing 11,000 people ([www.marstonpubs.co.uk](http://www.marstonpubs.co.uk)).

(2) The 5 yearly rent reviews are linked to RPI uplifts subject to a minimum of 1% and a maximum of 4%. The next review will rise to a minimum of £201,033 per annum in applying a 1.00% per annum compound and a maximum of £232,716 per annum (4% cap compounded annually).

(3) The floor areas stated above are those provided by the EPC.



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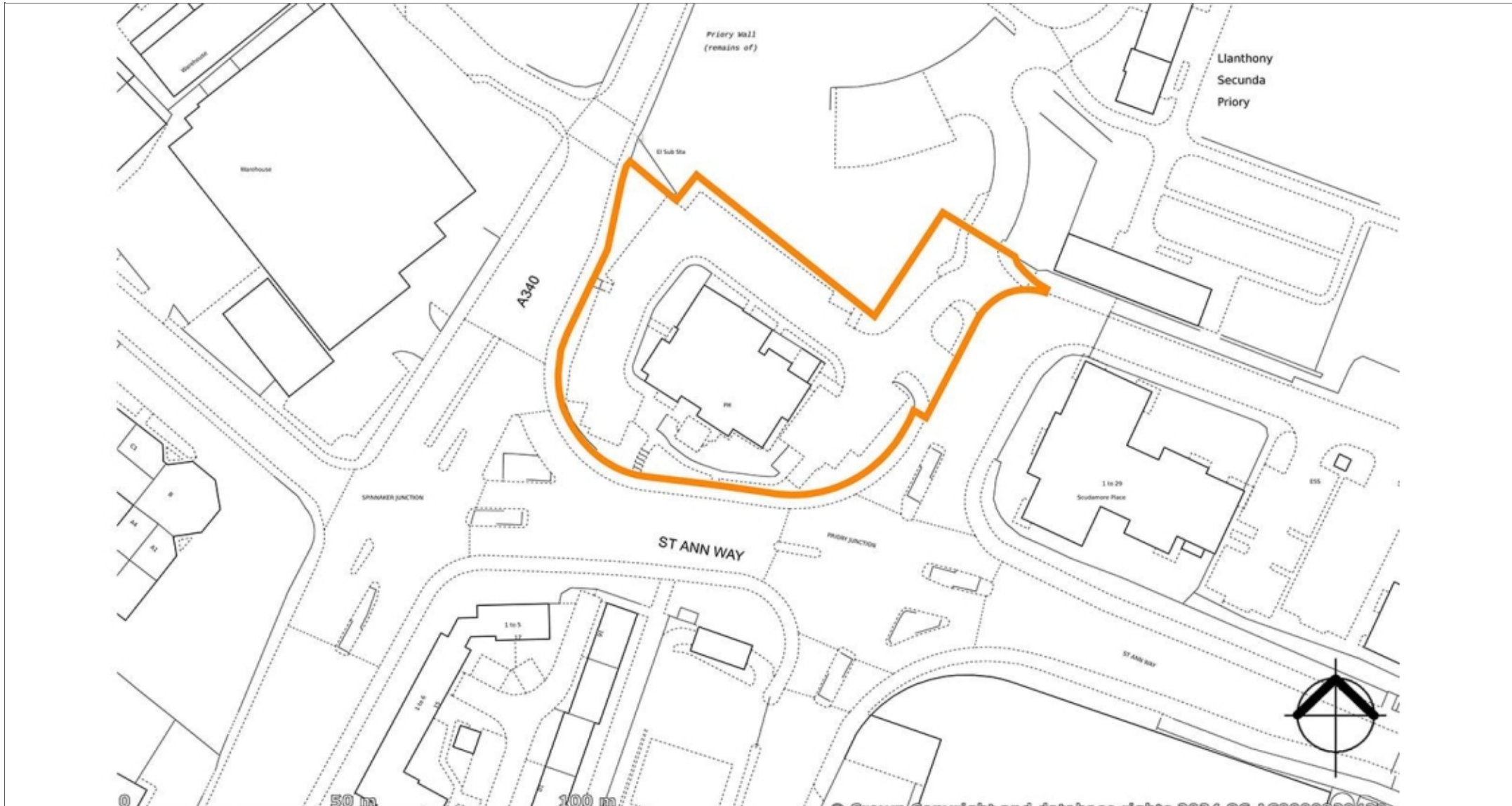
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## Contacts

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2024