

Lot 17, Tetbury Industrial Estate, Cirencester Road, Tetbury, Gloucestershire GL8 8EZ

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Freehold Industrial Estate with Residential Development Potential (subject to consents)

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Property Information

Freehold Industrial Estate with Residential Development Potential (subject to consents)

- Substantial Industrial Estate
- Potential for Residential or Commercial Redevelopment (subject to consents).
- All Leases Excluded from the Security of Tenure Provisions of L&T Act 1954
- Highly Attractive and Affluent Cotswold location
- 800m South West of Tetbury Town Centre
- New Residential Developments immediately around the property.
- Site Area of Approx. 2.29 Ha (5.66 Acres)

Lot

17

Auction

7th November 2024

Rent

£414,692 per Annum Exclusive

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

1 mile east of Tetbury Town Centre, 10 miles south-west of Cirencester, 11 miles south of Stroud and 22 miles north-east of Bristol

Roads

A433, A4135, B4014

Rail

Kemble Railway Station

Air

Bristol Airport

Situation

Tetbury is a historic and affluent Market Town that is the second largest Town in the Cotswolds and home to King Charles, who owns the nearby Highgrove House Estate.

Tetbury Industrial Estate is a less than a mile east of Tetbury town centre, just off Cirencester Road, a short distance from its junction with the A433 (Cirencester to Bath Road). The immediate locality is mostly residential with particular note to the current nearby The Limes residential development by Newland Homes comprising 45 new 2, 3 and 4 bedroom houses with parking and garages (<https://www.newlandhomes.co.uk/new-homes/new-homes-in-tetbury/>).

Tenure

Freehold.

Description

The property is a substantial industrial estate comprising 4 main buildings, some of which has been separated into smaller units. The property benefits from a total approximate site area of 2.29 Ha (5.66 Acres). The area outlined in blue on the aerial photograph is not included in the sale.

The property may be suitable from residential or commercial redevelopment, subject to consents.

VAT

VAT is not applicable to this lot.

VAT is only applicable to Unit 1. However, the Special Condition of Sale provide for the sale to be treated as a Transfer of a Going Concern (TOGC), if the Buyer qualifies.

Planning

The property is within the Cotswold District Council jurisdiction and does not appear to be situated within a Conservation Area. The property may be suitable for Residential or commercial redevelopment, subject to obtaining the required consents.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Unit 1	Ground	Industrial	1,652.61	(17,789)	MHM FABRICATIONS LIMITED	10 years from 01/08/2013 (holding over)	£60,692	
Unit 2	Ground	Industrial	240.91	(2,593)	AN INDIVIDUAL	1 year from 25/06/2024	£14,400	(24/06/2025)
Unit 4A (Back Part)	Ground	Industrial	-	(-)	VACANT POSSESSION	-	-	-
Unit 4A (Front Part)	Ground	Industrial	-	(-)	VACANT POSSESSION	-	-	-
Unit 4A (Old Office)	Ground	Industrial	-	(-)	VACANT POSSESSION	-	-	-
Unit 4B	Ground	Industrial	-	(-)	AN INDIVIDUAL (Lee Cross) (t/a Ashness Residential)	1 years from 01/06/2024	£58,800	(31/05/2026)
Unit 4C	Ground	Industrial	-	(-)	VACANT POSSESSION	-	-	-
Unit 4D	Ground	Industrial	-	(-)	AN INDIVIDUAL (t/a Tetbury Furniture)	1 years from 08/12/2022 (holding over)	£12,000	-
Unit 4D	Ground	Industrial	-	(-)	AN INDIVIDUAL	1 year from 08/12/2022 (holding over)	£6,000	-
Unit 4E	Ground	Industrial	-	(-)	Lueella Fashion Limited (cm 08612349)(t/a Luella Fashion)	1 year from 08/12/2022 (holding over)	£24,000	-
Unit 4E	Ground	Industrial	-	(-)	R & J PEARCE LTD (CRN: 04167652)	1 year from 08/12/2022 (holding over)	£16,800	-
Unit 4E	Ground	Industrial	-	(-)	SASSY & BOO LIMITED (CRN: 08372490)	1 year from 08/12/2022 (holding over)	£6,000	-
Unit 4E	Ground	Industrial	-	(-)	CC WOOD LTD (CRN: 04357329)	1 year from 13/09/2024	£93,600	(12/09/2025)
Unit 4 Total Approximate Floor Area	Ground	Industrial	3,770.41	(40,584)				
Unit 7	Ground	Industrial	235.48	(2,535)	VACANT POSSESSION	-	-	-
Unit 8	Ground	Industrial	229.78	(2,473)	AN INDIVIDUAL (t/a Garden of Stone)	1 years from 08/12/2022 (holding over)	£9,600	-
Unit 9	Ground	Industrial	105.11	(1,131)	AN INDIVIDUAL (t/a Boxers Services)	1 year from 08/12/2022 (holding over)	£6,000	-
Unit 9A	Ground	Industrial	53.10	(572)	AN INDIVIDUAL (t/a Garden of Stone)	1 year from 08/12/2022 (holding over)	£7,200	-
Vortex Building	Ground	Industrial	1,301.10	(14,005)	AN INDIVIDUAL	1 year from 09/01/2024	£60,000	(08/01/2025)
RR Store (Back)	Ground	Storage	-	(-)	AN INDIVIDUAL	1 years from 08/12/2022 (holding over)	£4,800	-
Rolls Royce Shed (Front)	Ground	Storage	-	(-)	VACANT POSSESSION			-

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Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Spray Shed	Ground	Storage	-	(-)	AN INDIVIDUAL	1 month from 21/04/2023 (holding over)	£3,600	-
14 x Let Containers	Ground	Containers x 14	-	(-)	MULTIPLE INDIVIDUALS	See Legal Pack	£16,800	-
17 x Vacant Containers	Ground	Containers x 17	-	(-)	VACANT POSSESSION	-	-	-
Total Approximate Industrial Floor Area			7,388.50	(81,682)			£414,692	

(1) All leased are excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954.

(2) The rents stated above have been annualised, save for Unit 1.

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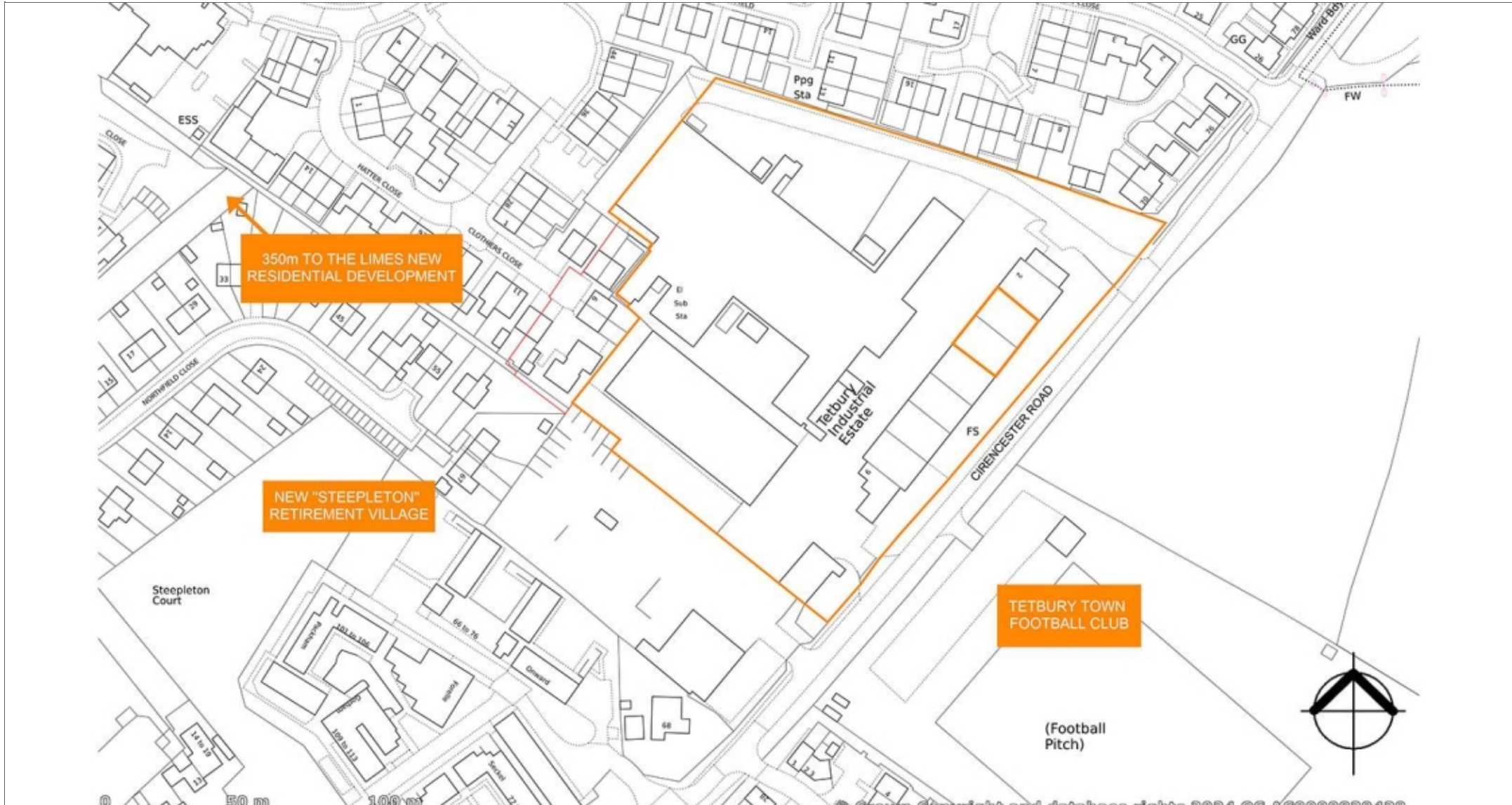


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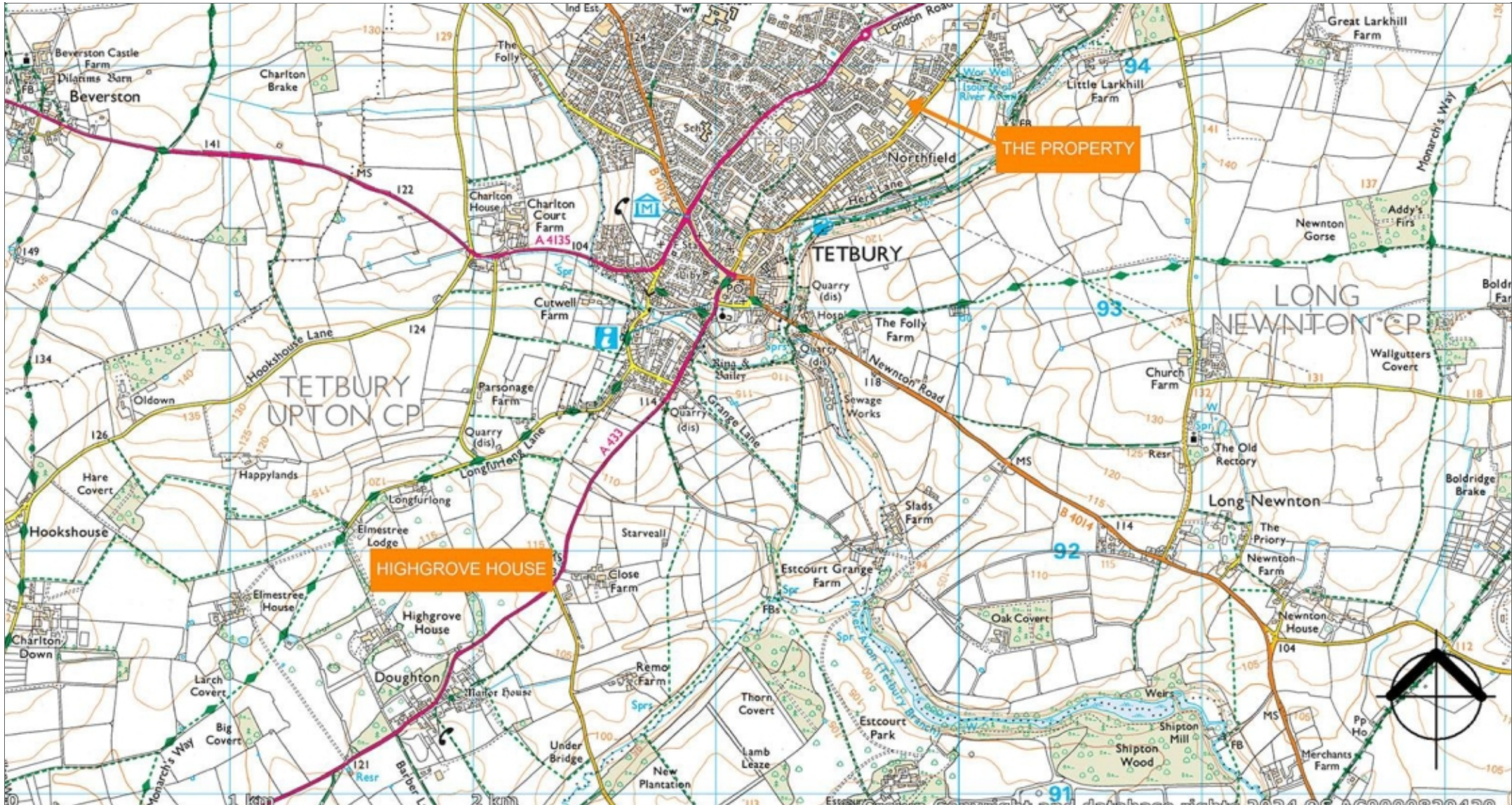


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2024

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