

214/216 High Street Cheltenham, Gloucestershire GL50 3HF

lot 17

Freehold Restaurant and Residential Investment

- Affluent pedestrianised town centre location
- Ground and basement on a 25 year lease until 2033
- Includes two residential flats let on a 125 year lease
- Nearby occupiers include Tesco Metro, Shoe Zone, Nationwide, Primark and McDonald's
- Established retail area in the centre of Cheltenham

Rent
£55,200
per annum
exclusive



Location

Miles: 45 miles south of Birmingham
43 miles north-east of Bristol
9 miles north-east of Gloucester

Roads: M5, A40, A435
Rail: Cheltenham Spa
Air: Bristol Airport

Situation

The property is situated in a prominent corner location on the western side of the pedestrianised High Street in Cheltenham's affluent town centre. Nearby occupiers include Tesco Metro, Shoe Zone, Nationwide, Primark and McDonald's.

Description

The property comprises a ground floor restaurant with ancillary basement accommodation. In addition, there are two self-contained residential flats on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Gross Frontage	9.0 m	MOHAMMED KHALIL CHOUDHRY (t/a Chicks Chicken & Pizza) (1)	25 years from 22/12/2008 until 22/12/2033 on a full repairing and insuring lease	£55,000	2013 and 5 yearly
	Net Frontage	7.9 m				
	Shop Depth	11.8 m				
	Restaurant/Ancillary	75.71 sq m				
Basement	Ancillary	82.21 sq m	(885 sq ft)			
First	Residential	Not Measured	INDIVIDUAL	125 years from completion from 29/09/2008	£100	
Second & Third	Residential	Not Measured	INDIVIDUAL	125 years from completion from 29/09/2008	£100	
Totals		157.92 sq m	(1,700 sq ft)		£55,200	

(1) As to the lease of the basement and ground floor, the seller holds a rent deposit of £27,500.

For further details please contact:

John Mehtab

Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.
Email: john.mehtab@acutus.co.uk

Peter Cunliffe

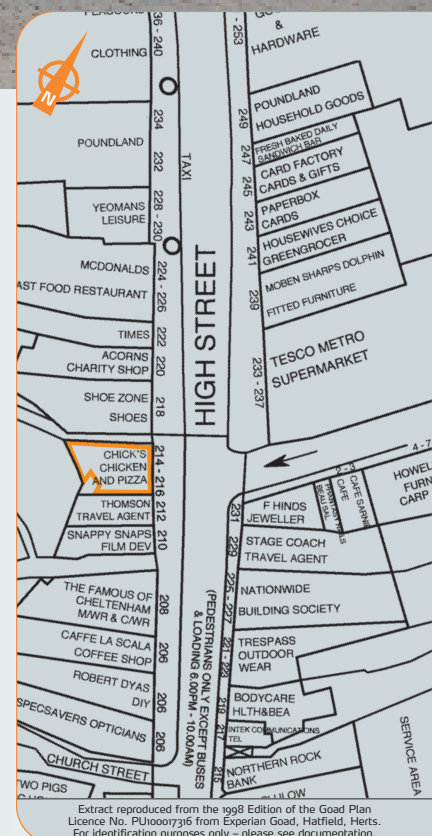
Tel: +44 (0)20 7034 4892 Fax: +44 (0)20 7034 4869.
Email: peter.cunliffe@acutus.co.uk

www.acutus.co.uk

Solicitors:

Higgs & Sons

3 Waterfront Business Park, Brierley Hill,
West Midlands DY5 1LX.
Tel: +44 (0)845 111 5050 Fax: +44 (0)1384 327291.
Email: stewart.coles@higgsandsons.co.uk
Ref: Stewart Coles.



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