

lot 12

31-33 Northgate Street & 12 St John's Lane, Gloucester Gloucestershire GL1 2AN

Rent
£157,500
per annum
exclusive

Prime Freehold Retail Investment in
Historic City Centre

- Entirely let to Dorsman Estates Company Ltd, guaranteed by Peacocks Stores Ltd
- Prominent city centre location
- Approximately 2,020 sq m (21,745 sq ft)
- Nearby occupiers include Debenhams, Marks & Spencer, Vodafone and HSBC
- Six Week Completion Available



lot 12

Rent
£157,500
per annum
exclusive**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

The property is prominently situated on the western side of Northgate Street, one of Gloucester's principal retail thoroughfares, directly opposite Debenhams. Other nearby occupiers include Marks & Spencer, Vodafone, HSBC and Toni & Guy.

Description

The property comprises a GROUND AND FIRST FLOOR RETAIL UNIT with ANCILLARY/STORAGE ACCOMMODATION on the second floor. The property benefits from an 8-person passenger lift, a double height frontage onto Northgate Street and access/loading to the rear via St John's Lane.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	767.27 sq m (8,259 sq ft)	DORSMAN ESTATES COMPANY LIMITED (1) (t/a Peacocks) guaranteed by PEACOCKS STORES LIMITED (2)	15 years from 27/01/2003 on a full repairing and insuring lease	£157,500	27/01/2013
First	Retail	735.69 sq m (7,919 sq ft)				
Second	Ancillary	517.18 sq m (5,567 sq ft)				
Totals		2,020.14 sq m (21,745 sq ft)			£157,500	

- (1) For the year ending 28th March 2009, Dorsman Estates Co Limited reported a turnover of £1,051,000, pre-tax profits of £3,002,000 and a total net worth of £13,691,000. (Source: www.riskdisk.com 09/11/2010)
- (2) For the year ending 28th March 2009, Peacocks Stores Limited reported a turnover of £489,266,000, pre-tax profits of £26,344,000 and a total net worth of £105,105,000. (Source: www.riskdisk.com 09/11/2010)

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