

GUIDE PRICE
£85,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
23rd September 2020



G1, G2, G3 & G4 The Sun Mews, The Waterloo, Cirencester, GL7 2PZ

Freehold town centre retail investment with opportunities to enhance income

Bid1.

Property Summary

- Freehold retail investment
- Four retail units
- Opportunities to enhance income
- Current rent £7,800 per annum (annualised) plus 3 vacant units
- **On the instructions of M D W Hardy and M Swiers of Sanderson Weatherall LLP acting as Joint LPA Receivers**

Location

The market town of Cirencester is located on the River Chum, 20 miles south-east of Gloucester, 17 miles south-east of Cheltenham and 16 miles north-west of Swindon.

The property is situated in the heart of the town centre, on the east side of Waterloo Road, that also has pedestrian access from Market Place to the south. Nearby occupiers along Market Place include TSB, Barclays and NatWest.

Description

The property comprises four adjoining ground floor retail units forming part of a larger three storey building of traditional stone construction.

VAT

Refer to the legal pack



EPC

Refer to the legal pack

Tenure

Freehold

Local Authority

Cotswold District Council
01285 623000
www.cotswold.gov.uk

Unit	Accommodation	Tenant	Tenancy	Commencement Date	Rent
Unit G1	Sales 18.91 sq m (204 sq ft) Ancillary 2.69 sq m (29 sq ft)	Individual t/a Buzz Barber Shop	Tenancy at will (1)(2)(3)	Refer to legal pack	£7,800
Unit G2	Sales 35.96 sq m (387 sq ft)	Vacant			0
Unit G3	Sales 18.62 sq m (200 sq ft)	Vacant			0
Unit G4	Sales 8.04 sq m (86.60 sq ft)	Vacant			0
First & Second floors	Residential	Individuals	Three 125 year leases (refer to legal pack)		
Total					£7,800

- (1) The rents have been annualised.
(2) The rent will accrue and fall due on a daily rate.
(3) There is a mutual option to break at any time without notice.

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Contact BidX1

Simon Bailey
simon.bailey@bidx1.com
+44 (0)20 3929 8403