

INVESTMENT OPPORTUNITY FOR SALE



The Starting Gate
Elmgrove Road East
Hardwicke
Gloucester
GL2 4PY

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Location

The asset can be found within Hardwicke just north of J12 M5 accessed via the A38.

Description

The investment comprises 5 units of which 3 are commercial self-contained units and 2 residential self-contained apartments.

Unit 1

One Stop Stores Ltd
Full repairing and insuring lease commencing 26th January 2015 - 25th January 2030
Passing rent of £31,500 per annum exclusive
Open market rent review 2020 & 2025
Tenant break only at 2025 (Circa 7 years term certain)
Copy of lease available upon request

Unit 2

Tak Chung Shum
Full repairing and insuring lease commencing February 2018 - February 2033
Passing rent £12,000 per annum exclusive
R.P.I. linked rent reviews at each 5th anniversary
Rent deposit £3,600
Copy of lease available upon request

Unit 3

Tak Chung Shum
Full repairing and insuring lease commencing April 2018 - April 2033
Passing rent £10,000 per annum exclusive
R.P.I. linked rent reviews at each 5th anniversary
Rent deposit £2,500
Copy of lease available upon request

Flat 1 Wesley House

One bedroomed apartment
Let on an A.S.T.
Current rental £525 p.c.m.

Flat 2 Wesley House

Two bedroomed apartment
Let on an A.S.T.
Current rental £650 p.c.m.

Terms

The investment currently generates a commercial rental income of £53,500 and a residential income of £14,100, there are no current rental arrears from any tenant.

Offers are sought in the region of £950,000 for this freehold investment opportunity.

Legal Costs/VAT

Each party to bear their own professional and legal costs incurred in this transaction.

VAT will be applicable to the commercial element of the transaction.

Energy Performance Rating

Flat 1: C (70)

Flat 2: D (68)

Unit 1 T.B.C

Unit 2 T.B.C

Unit 3 T.B.C

Viewing and further information



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