



Retail Investment

Curfew House, Oxford Street, Moreton-in-Marsh, Gloucestershire, GL56 0LE

HAYMAN-JOYCE

**PERIOD GRADE II LISTED TOWN CENTRE INVESTMENT,
PRODUCING £15,500 PER ANNUM RETAIL.**

GUIDE PRICE £200,000

Situation

- Attractive Gloucestershire town with comprehensive facilities including doctors, hospital, dentist, banks, restaurants, public houses, range of shops and supermarkets, and popular Tuesday market
- Mainline station with train services reaching Oxford (40 minutes) and Paddington (92)
- Other towns within easy reach are Cheltenham (23 miles), Stratford-upon-Avon (16) and Oxford (27)

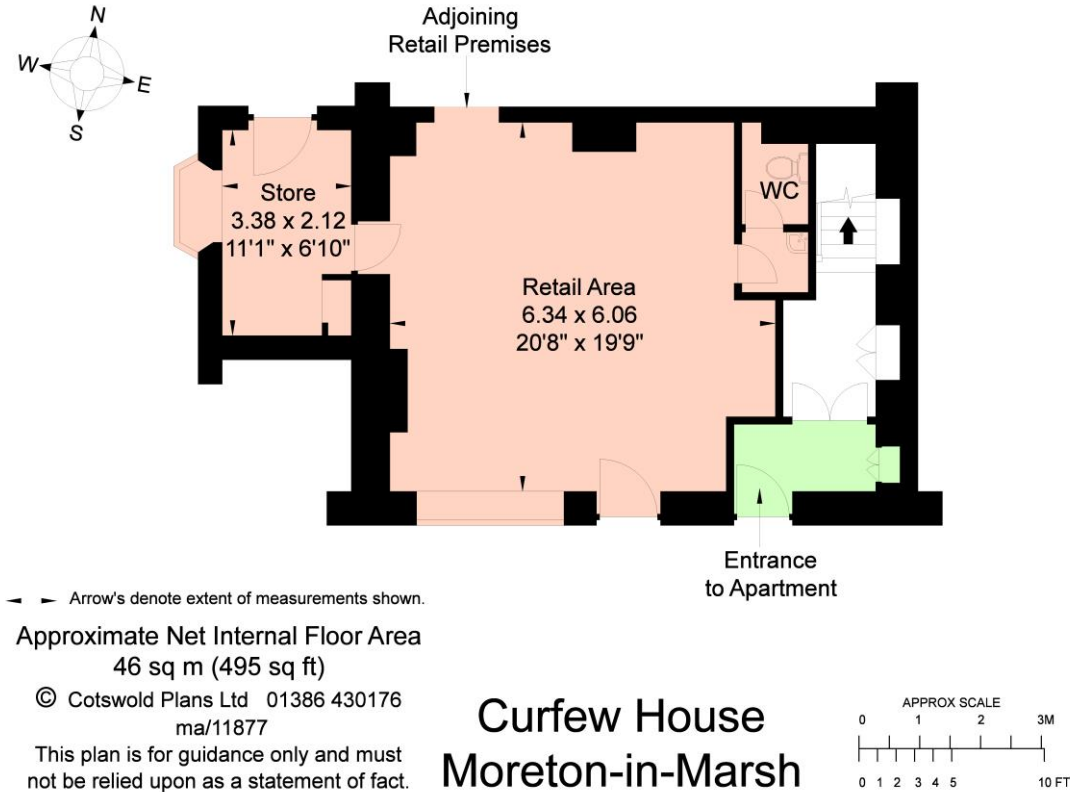
THE PROPERTY

- **Ground Floor Retail Unit**
- Let on a Landlord & Tenant Act 1954 lease to Sue Ryder as a charity shop and connected to an adjoining shop also let to Sue Ryder
- SHOP ONE 19'9" x 18'7" (365 ft²) with door from Oxford Street
- SHOP TWO 11'1" x 6'11" with entrance door and attractive protruding bay window
- Listed Grade II

LEASE DETAILS

- Tenant: Sue Ryder
- Date: 19th September 2012
- Term: 10 years, expiring 29th November 2022
- Rent: £15,500 pa payable quarterly in advance
- Rent Reviews: Every five years
- User: A1 retail
- **Repairs & Decoration:** **Tenant to** "maintain and keep in good and substantial repair the whole of the property"; **Tenant to** decorate the exterior and interior every five years
- **Service Charge:** **Tenant to** pay 40% of landlord's expenditure incurred in "maintaining, rebuildings and repairing" the structure of the whole building, including roofs and foundations
Tenant to refund 40% of the landlord's buildings insurance premium

A copy of the lease is available for inspection at our office or can be emailed to interested parties



Services

- Main electricity, water and drainage are connected

Directions

- The property is situated at the junction of the A429 and A44 in the centre of the town, adjoining the Curfew Tower

Outgoings

- Rateable value £27,750 – this assessment also includes Sue Ryder's adjoining shop

Price

- Offers based on £200,000 subject to contract

Viewing

- Strictly by appointment only with the sole selling agents

AGENTS NOTE:

The sale will include the freehold of the whole building, subject to a 999 year lease of the upper floors.

Lessee will covenant to refund to the landlord:

- 60% cost of maintaining, rebuilding and repairing the structure of the whole building including roofs and foundations; and
- 60% of the buildings insurance premium for the whole building

HAYMAN - JOYCE

High Street, Moreton-in-Marsh
Gloucestershire, GL56 0AX
Tel: 01608 651188
moreton@haymanjoyce.co.uk



haymanjoyce.co.uk

IMPORTANT NOTICE 1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact. 2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendor's behalf. 3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing. 4. Where reference is made to planning, permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware. 5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order. 6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

Ref MIM190475 : 911182