





3 & 5 High Street, Minchinhampton

Commercial investment opportunity situated in a prominent position in the sought after village of Minchinhampton.

Location

Minchinhampton is a small, historic Cotswold town located about 4 miles southeast of Stroud, surrounded by National Trust common land. The property is prominently positioned at the southern end of the High Street, close to the junction of High Street, West End, Well Hill, and Tetbury Street.

Description

The property comprises two self-contained ground floor commercial units within a Grade II Listed building in the centre of Minchinhampton.

Each unit includes the main retail or office areas with kitchen and WC facilities to the rear.

No. 3 has an allocated parking space and No. 5 has a shared arrangement with the occupier of the flat on the upper floors. Further details are available.

Accommodation

Approximate net internal areas

3 High Street	47.10 m2	(507 ft2)
5 High Street	39.03 m2	(420 ft2)
Total	86.13 m2	(927 ft2)

Tenancies

No.3 is let to R. Murray and J. Murray t/a Murrays Estate Agents for a period of 10 years from 1 August 2021 at a rent of £7,000 per annum. The lease includes a tenant's break clause (not exercised) and rent review on the 5th anniversary.

No. 5 is let to Freya Rose Beauty Ltd for a period of 5 years from 1 February 2023 at a rent of £6,800 per annum. The lease includes a rent review and tenant's break clause on the 3rd anniversary.

Both leases are on a full repairing and insuring basis.

Rates

The Rateable Values listed on the Valuation Office Agency website are:

No. 3	£9,200	(From 1 st April - £7,900)
No. 5	£5,600	(From 1 st April - £6,100)

Planning

The properties are Grade II Listed and situated in a Conservation Area. The existing uses fall within Class E of the Use Classes Order.

Terms

We are instructed to seek offers for the freehold interest at £180,000 (One Hundred and Eighty Thousand Pounds), which reflects a net initial yield of 7.53% after purchasers' costs (1.83%), gross yield of 7.67% and capital value of approximately £194 per sq ft.

NB. The upper floors are not included in the sale.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, ASH will require a purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.






Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

Ollie Hambling

 ollie@ashproperty.co.uk

 01452 300433

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

