

# FOR SALE FREEHOLD

## Retail & Residential Investment

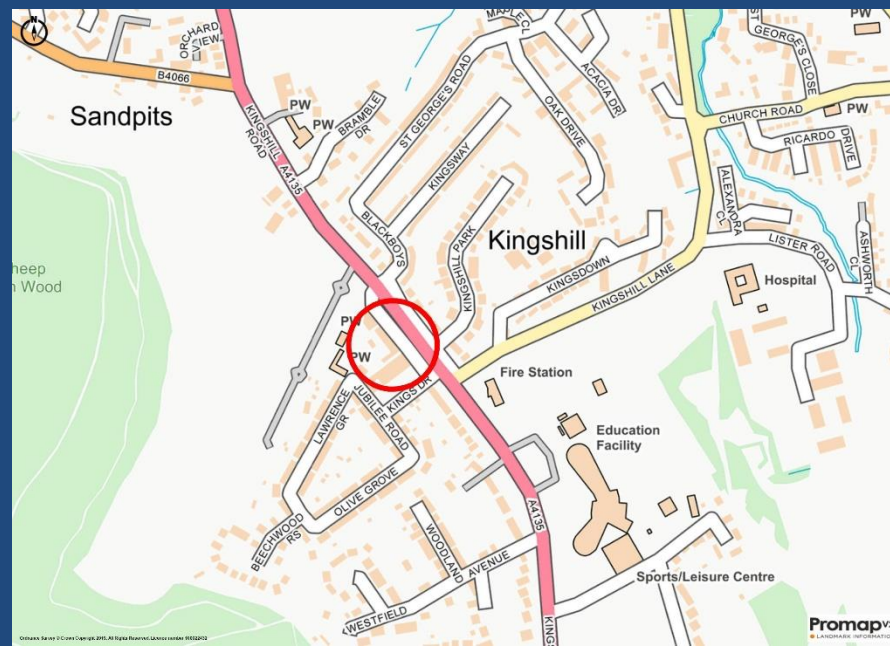
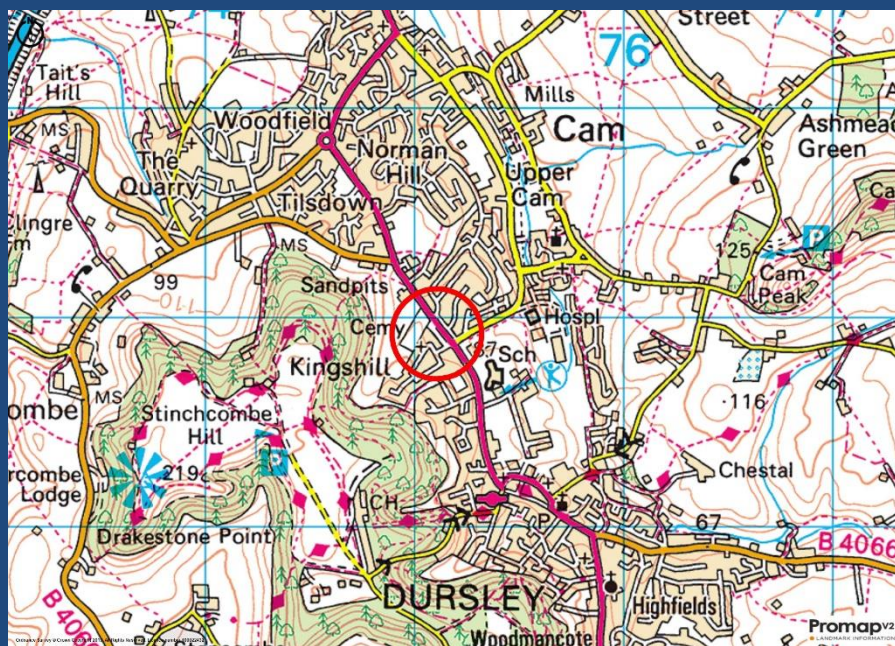


12-14 Kingshill Rd, Dursley, Gloucestershire, GL11 4EJ

  
**ROWLEY HUGHES THOMPSON**  
PROPERTY CONSULTANTS

68 Oakfield Road • Clifton • Bristol • BS8 2BG

**0117 970 7535**



## INVESTMENT SUMMARY

- Current rent £26,850 pa
- Freehold
- **£295,000**
- No VAT

## LOCATION

The property fronts the A4135 leading into Dursley Town Centre, the retail parade which the subject property is situated within is flanked either end by **The Kingshill Public House** and **Lidl**. To the front of the parade is parking for motor vehicles.

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## DESCRIPTION

The property occupies a mid terrace position forming part of a purpose built retail parade. The property is of traditional brick built construction surmounted by a traditional broseley tiled roof. The property has been extended at single storey level to the rear. At first floor level there are two self contained, 2 bedroomed flats (12a & 14a), both flats are accessed to the rear via an external staircase. To the rear of the property is an area of hardstanding concrete to park two motor vehicles.

## ACCOMMODATION

Gross Frontage	40' 6"	12.34 m
Internal Width	38' 7"	11.76 m
Shop Depth	29' 0"	8.84m
Built Depth	52' 6"	16.03 m
Ground Floor Sales	1,119 sq ft	103.96 sq m
Ground Floor Stores	627 sq ft	58.25 sq m

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## TENURE

The Property is freehold.

## TENANCY INFORMATION

### Ground Floor Shop

The ground floor of the property is let to MWR Estates Limited t/a Motorworld on an effectively full repairing and insuring lease for a term expiring 8<sup>th</sup> November 2020 without further review. The passing rent is **£15,000 per annum exclusive**.

### Residential

The residential accommodation is let on Assured Shorthold Tenancies at a rental of £465 per calendar month (12a) and £500 per calendar month (14a) .

**The combined rental income is therefore £26,580 per annum.**

## MONEY LAUNDERING

Prospective purchasers are to provide two pieces of identification, including a passport/driving licence (Photo ID) together with a recent utility bill.

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## **EPC**

An EPC is available upon request.

## **VAT**

The property has not been elected for VAT, and therefore VAT will not be payable on the purchase price.

## **PRICE**

Our clients are seeking a price of **£295,000** for the freehold interest.

## **INFORMATION**

For further information or to arrange a viewing please contact:-

Barry Muggridge  
Rowley Hughes Thompson LLP  
68 Oakfield Road  
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Bristol  
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Email: [barrym@rhtretail.co.uk](mailto:barrym@rhtretail.co.uk)

**SUBJECT TO CONTRACT**  
**DATE PREPARED : DECEMBER 2019**

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