

ST GEORGES VAULTS

53 ST. GEORGES PLACE, CHELTENHAM, GL50 3LA

FREEHOLD PUBLIC HOUSE INVESTMENT





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ST GEORGES VAULTS

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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Tokenmark Limited
- Property arranged over four levels
- Site extending to 0.05 acres
- Current rent of £34,572 per annum
- Lease expires October 2032
- The rent is subject to annual RPI increases with a collar of 2% and a cap of 4% (except in the open market review year)
- We are instructed to invite offers in excess of £450,000 (7.35% NIY)
- Business unaffected by sale

LOCATION

Located in the heart of Cheltenham in the county of Gloucestershire, 10.0 miles (16.0 kilometres) north east of Gloucester and 41.0 miles (66.0 kilometres) south of Birmingham.

The St Georges Vaults is situated fronting St. Georges Place in a mixed-use area, which is a short distance from High Street where operators such as The Royal Oak, The Montpellier Café The Crown Inn, and The White Hart are located.

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



DESCRIPTION

The property comprises the basement, ground, first and second floors of a three storey mid-terrace building with painted rendered elevations beneath a pitched roof.

ACCOMMODATION

Basement The basement provides cellar and stores.

Ground Floor The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and benches for 41 customers. Ancillary areas include customer WC's and stores.

First Floor The first floor provides the managers accommodation which comprises a bathroom, kitchen and living room.

Second Floor The second floor provides additional managers accommodation comprising three bedrooms.

Externally There is an enclosed customer area to the rear with seating on loose tables, chairs and benches for 57 customers.



TENURE

The property is held freehold (Title Number GR238514).

TENANCY

Entire property let to Tokenmark Limited on a lease expiring 14 October 2032 at a current rent of £34,572 per annum which is subject annual RPI increases with a collar of 2% and a cap of 4%. A rent deposit of £8,375 is held by the landlord.

PLANNING

The property is not listed but is situated within the Central (Cheltenham) Conservation Area.

FIXTURES & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

EPC

C-66



TERMS

We are instructed to invite offers in excess of £450,000 (7.35% NIY) assuming the usual purchasers costs.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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SIMILAR INVESTMENT OPPURTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing:

<https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

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