

On the Instructions of A B Hughes & J P Smith Joint LPA Receivers
FOR SALE

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PROPERTY CONSULTANTS

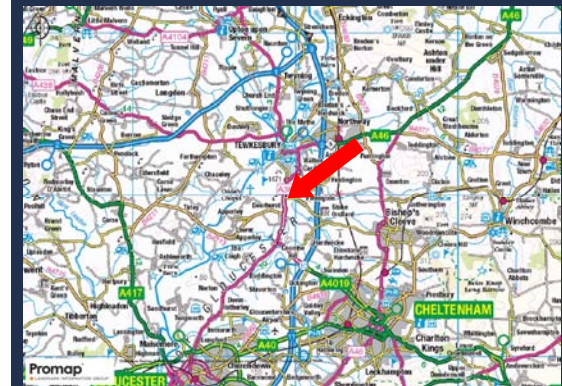


Former Countrywide Farmers Store

Tredington
Near Tewkesbury
Gloucestershire
GL20 7BZ

6,265 sq ft (582.08 sq m) on
0.50 acres (0.20 hectares)

- Established retail/trade and warehouse uses
- Separate retail/showroom and warehouse buildings
- Potential for alternative uses subject to planning



Tredington, Near Tewkesbury, Gloucestershire, GL20 7BZ

Location

The property is situated approximately 0.35 miles east of the A38 (Odessa Inn turning) and to the west of the village. The property is situated between residential and agricultural buildings.



Description

The property provides two detached buildings situated on an irregular shaped site.

Building 1 is a single storey retail/showroom unit with brickwork elevations incorporating two recessed entrances beneath a flat roof.

Building 2, which is situated to the rear of the site, is a steel frame warehouse with metal profiled sheet elevations incorporating two roller shutter doors beneath an asbestos cement sheet roof.

Externally there is a tarmac surfaced yard and parking area.

We have measured the site using Promap Services and calculated the site extends to 0.50 acres (0.20 hectares).

Accommodation

Area	Sq ft	Sq m
Building 1 Showroom/retail	2,721	252.85
Building 2 Warehouse	3,544	329.23
TOTAL	6,265	582.08

All measurements are approximate Gross Internal Areas.

Services

We are advised that all main services, with the exception of gas and foul drainage, are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

The property was used as a Countrywide Farmers Plc outlet for the sale of farming and equestrian products. The property is believed to have restricted A1 (retail) and B8 (storage) uses.

Interested parties should make further enquiries regarding the existing and potential uses to the Local Planning Authority, Tewkesbury Borough Council (01684 272151).

Terms

Sale of the freehold interest with vacant possession on completion.

Guide Price

Offers in excess of £300,000.

Method of Sale

The property will be sold by informal tender with offers invited by 5.30PM Friday 23 November 2018. A letter confirming the method of sale is available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The Valuation Office Agency website describes the property as "Retail warehouse and premises", with a rateable value of £28,000.

Interested parties should make their own enquiries to Tewkesbury Borough Council (Local Billing Authority) to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment. www.voa.gov.uk

Energy Performance Certificate

The energy performance certificate rating is D (91) (August 2017). The full certificate and recommendations can be provided on request.

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Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

The building will be open for inspection on the following dates:-

25 October (Thursday) 1.30pm - 3.30pm

8 November (Thursday) 10.30am -12.30pm

For further information please contact the sole agents.

Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA

www.alderking.com

Philip Pratt

01452 627123

pprat@alderking.com

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