



Bell Lane Yard, Poulton, Cirencester, Glos

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Guide Price £290,000

FREEHOLD FOR SALE BY PRIVATE TREATY
(BUSINESSES UNAFFECTED)

LOCATION

With excellent transport links to the A419 and national motorway network Poulton is located on the A417 Lechlade road approximately 8 miles north of Swindon and 5 miles east of Cirencester. Travelling from Cirencester proceed through the village and take the left-hand turn on the bend signposted Bibury / Quenington B4425, Bell Lane Yard will be found approximately 200 yards on the left after the black barns.

Poulton is a vibrant village set in the heart of The Cotswolds, an Area of Outstanding Natural Beauty. Renowned for its beautiful 19th Century Church it is home to the popular gastro pub The Falcon, Priory Court office park & Gilbertine Kitchen.

DESCRIPTION

The property comprises a total of 8 industrial



units. Units 3, 4, 5 & 6 are let to Trevor Carr mechanics and Unit 9 to Dudman Electrical Services. Units 1 & 2 and Unit 8 are vacant. Ample dedicated parking is provided for all units within The Estate.

Currently producing an annual rent of £19,992.00 but with potential to increase this

to £24,492.00 p/a when fully tenanted.

BELL LANE YARD
BELL LANE
POULTON
CIRENCESTER
GLOUCESTERSHIRE
GL7 5JF

ACCOMODATION

Units 1 & 2

Office: 15'4" x 14'3" (with WC)

Storeroom: 17'2" x 9'

Unit 3

Storeroom: 19'9" x 9'

Units 4 & 5

Workshop 1: 29'3" x 19'8"

Workshop 2: 28'3" x 19'1"

Office & WC

Unit 6

Workshop / MOT Bay: 46'6" x 19'

1st Floor Storeroom: 15'10" x 8'4"

Unit 8

Lock-up Store: 24'8" x 11'4"

Unit 9

Office: 21'5" x 8'9" (with kitchenette)

Workshop: 18'3" x 18'

Storeroom: 20' x 8'

WC:

Total G.I.F.A. approx. 3,702 sq.ft.
(343.9 sq.m.)

EXISTING LEASE TERMS

Units 1 & 2 - Vacant

Unit 3

Tenant: Trevor Carr

Term: n/a

Rent: £92.00 p.a.x.

Deposit: None

Units 4, 5 & 6

Tenant: Trevor Raymond Carr

Term: 21 years from 1st January 2008.

Rent: Units 4 & 5 - £7,400.00 p.a.x.

Unit 6 - £6,800.00 p.a.x.

Deposit: None

Repairs: Internal repairing.

Rent Reviews: Every 3 years.

Unit 8- Currently occupied by Vendor.

Unit 9

Tenant: Dudman Electrical Services Ltd

Term: 15 years, outside LTA 1954.

Rent: £5,700.00 p.a.x.

Deposit: 3 months rent.

Repairs: Internal repairing.

Rent Reviews: Every 3 years.

Break Option: LL & T at 7 years.



SERVICES

3 phase electrics and mains water are connected to the site. Waste water is dealt with via a private septic tank located at the rear of the site.

BUSINESS RATES

Rateable Values as follows:

Units 1 & 2 - £2,225.00

Unit 3 - £710.00

Units 4-6 - £12,250.00

Unit 8 - £1,425.00

Unit 9 - £4,800.00

ENERGY PERFORMANCE CERTIFICATES

Units 1 & 2 - C, Units 4 & 5 - D,

Units 3, 6 & 8 - Exempt,

Unit 9 - F (with MEES Exemption).

VAT

VAT is not payable.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester.

Tel: 01285 623000.



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