

**SERVICE AREA ROADSIDE OPPORTUNITY – ADJACENT M&S SIMPLY FOOD**

**ASHCHURCH ROAD, TEWKESBURY, GL20 8JN**

**KEY POINTS**

- **Frontage to A46**
- **Site area 0.39 acres**
- **Existing A3 consent**

**LOCATION**

Located along the A46, approximately 1/2 mile from junction 9 of the M5. The property is situated one mile east of Tewkesbury and 8 miles north of Cheltenham.

[Click here for Google street view.](#)

**DESCRIPTION**

Modern purpose built roadside restaurant adjoining BP petrol filling station which includes a M&S Simply Food. Car parking arranged to front and side. The existing unit provides a unit of approximately 1,805 sq ft (167.7 sq m) and 28 car parking spaces.

**TERMS**

The property is available on a new effective full repairing and insuring lease for a minimum term of 10 years subject to a rent review mechanism to be negotiated.

**RENT**

Rental offers for the existing building are invited commencing at £35,000 per annum exclusive.

**EPC**

An EPC for the property has been commissioned and will be available to interested parties on request.



**Picture taken when unit was trading.**

**RATES**

We are informed by the Valuation Office that the property is currently assessed as follows:

Rateable Value	- £35,500.
UBR for 2012/13	- £0.458
Rates Payable	- £16,259 pa

Prospective occupiers should verify the above information for themselves.

**TIMING**

The unit is currently vacant and therefore access can be granted upon completion of the relevant legal formalities.

**A non refundable deposit of £5,000 and proof of funding will be required by the landlord before legal documentation is despatched with an exchange of contracts required within 28 days - further details upon request.**

**VIEWING**

All viewings through joint sole agents:

Ashwell Rogers  
David England  
020 7758 3284  
[david@ashwellrogers.com](mailto:david@ashwellrogers.com)  
or Edward Symmons, 0117 927 3454 Philip Gibson  
Subject to Contract prepared Oct 12.

Sammi Charad  
020 7758 3282  
[sammi@ashwellrogers.com](mailto:sammi@ashwellrogers.com)

**COMMERCIAL LEASE CODE OF PRACTICE**

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

