



5-7 Long Street

Tetbury, GL8 8AA

5-7 Long Street is a Freehold income producing retail investment opportunity prominently situated on the High Street in Tetbury.

2,185 sq ft
(202.99 sq m)

- Located in Tetbury
- Prime High Street location
- Freehold
- Fully let

Summary

Available Size	2,185 sq ft
Price	£490,000
EPC Rating	Upon enquiry

Description

5-7 Long Street is a Prime Cotswolds Retail opportunity in the Heart of Tetbury in Gloucestershire. It comprises 2 freehold buildings arranged over ground and 2 upper floors. This presents an ideal investment opportunity providing steady income in an attractive retail area.

Location

Tetbury is a historic Cotswolds Market Town offering established amenities, independent shops, schools, and dining, surrounded by countryside, with practical transport links to Cirencester, Bath, Bristol, and London via road and rail connections nearby, supporting commuting and regional access needs. It is the home of King Charles III and Queen Camilla.

Accommodation

The accommodation comprises the following areas:

Name	sq ft
Ground - & 1st - 7 Long Street	1,348
1st - 5a Long Street	455
Ground - 5 Long Street	382
Total	2,185

Tenancy

5 Long Street is let to Foxfield Solicitors at a passing rent of £12,500 pa with a lease expiry on 19/07/2031.

5A Long Street is let to Lewis Doyle Chartered Surveyors at a passing rent of £5,000 pa. The tenant's lease expired and they are in occupation.

7 Long Street is let to Tetbury Pet Shop & Grooming at a passing of £18,500 pa with a lease expiry on 27/09/2027.

The total passing rent of £36,000 pax and all leases are Outside the act.

Proposal

£490,000 (Four Hundred and Ninety Thousand) exclusive of VAT and subject to contract. This reflects a Net Initial Yield of 7% based on purchasers cost of 4.6%.

Tenure

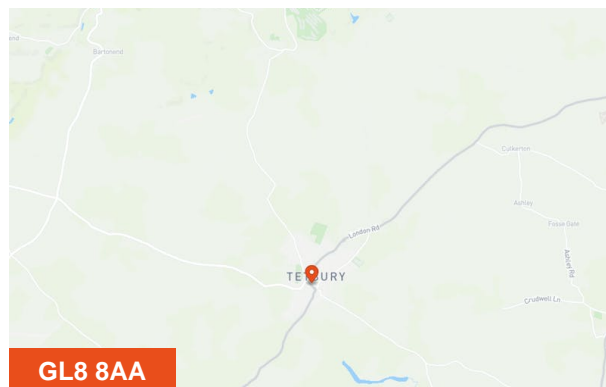
This property is held on a Freehold.

AML

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source for funding will be required from the successful purchaser.

VAT

The property has been elected for VAT and it is envisaged that the transaction will be treated as a Transfer of a Going Concern (TOGC).



Viewing & Further Information

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