



STIBBARD  
PROPERTY



#### 45 Long Street, Tetbury, Gloucestershire, GL8 8AA

Formerly a Methodist chapel, 45 Long Street is now a large and prominent office building in the heart of Tetbury. The property comes to a total area of 2,339 sq ft over two floors. Let to a very Embark Group Ltd on a ten year lease. This investment generates a Net Initial Yield of 7.25% based on an annual income of £39,000 per annum. Tetbury is situated within easy reach of Cirencester, Malmesbury & Bath.

- The property is freehold with tenanted possession.
- 10 year FRI lease from 2016 with a break at the fifth anniversary.
- 50% landlord's contribution to major roof works.
- **For Sale: £535,000.**
- Services: Mains electricity, water & drainage.
- Local authority: Cotswold District Council.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
STIBBARDPROPERTY.CO.UK

THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648

