



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 5.6% 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: £695,000.**
- Services: Mains electricity, water & drainage.
- Local authority: Cotswold District Council.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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