

Leominster 28 High Street Herefordshire HR6 8LZ

- **Freehold Shop and Residential Investment**
- Attractive market town
- Shop let to Hereford and Worcester Animal Rescue (a registered charity)
- Two storey vacant residential above
- No VAT applicable
- Total Current Rents Reserved
£10,000 pa
plus vacant maisonette



Tenure

Freehold.

Location

Leominster, with a population of some 40,000, is an attractive market town located close to the Herefordshire/Shropshire border some 13 miles north of Hereford, access to which is via the A49. Worcester and the M5 Motorway are some 28 miles to the east and Ludlow is 13 miles to the north.

The property is situated on High Street, in between its junctions with Iron Cross and Saverite Arcade in the heart of the town centre. To the rear of the property is a large pay and display car park.

Occupiers close by include Jonathan Wright Estate Agents (adjacent), Shoe Zone, Nationwide Building Society, William Hill, Subway and Holland & Barrett, amongst others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit with ancillary accommodation to the rear. The upper floors provide self-contained residential accommodation accessed from the rear.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Hereford and Worcester Animal Rescue (www.hwanimalrescue.org)	Gross Frontage 4.54 m (14' 10") Net Frontage 4.10 m (13' 5") Shop Depth 12.91 m (42' 4") Built Depth 27.50 m (90' 3") Ground Floor 126.25 sq m (1,359 sq ft)	Tenancy at will	£10,000 p.a.	Holding over
First & Second Floors	Vacant (Not inspected by Allsop)	First and Second Floors – Residential (not inspected)			

Total £10,000 p.a.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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