



**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 located on the west side of High Street, close to its junction with Corn Street/Square, in the town centre. Occupiers close by include Savers (adjacent), Shoe Zone, William Hill, Holland & Barrett and Nationwide, amongst many others

**Description**  
The property is arranged on ground and two upper floors to provide a ground floor shop with staff ancillary accommodation above. NB. A Flying Freehold exists where the upper floors of 12/16 High Street extend over the subject property.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>79.3 sq m</b>	<b>(854 sq ft)</b>
<b>First Floor</b>	<b>39.3 sq m</b>	<b>(423 sq ft)</b>
<b>Second Floor – Inaccessible</b>		

#### Tenancy

The entire property is at present let to CATS PROTECTION TRUSTEE LIMITED for a term of 10 years from 25th January 2016 at a current rent of £11,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a tenant's break option at the end of the fifth year.

#### Tenant Information

For the year ended 31st December 2017, Cats Protection Trustee Limited did not report a turnover, but did report a pre-tax profit of £5.487m, shareholders' funds of £100.596m and a net worth of £100.596m. (Source: Experian 19.09.2018.)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

## Leominster

### 18 High Street

### Herefordshire

### HR6 8LZ

- **Freehold Shop Investment**
- Entirely let to Cats Protection Trustee Limited until 2026 (1)
- Town centre location close to Holland & Barrett, Nationwide and Savers
- Rent Review 2021
- Current Rent Reserved  
**£11,000 pa**

**SIX WEEK COMPLETION AVAILABLE**

