



### Tenure

Freehold.

### Location

Ross-on-Wye is an affluent and busy market town as well as a popular tourist destination. It is situated some 16 miles west of Gloucester and 16 miles south-east of Hereford. The town is well served by road communications with the A40 trunk road passing through the town centre whilst the M50 motorway is located to the east of the town providing easy access to the M5.

The property, which is in a Conservation Area, is located on the east side of Market Place, the principle shopping street in the town centre, overlooking the old Market House.

Occupiers close by include NatWest Bank, W H Smith, Superdrug, Barclays, Greggs, Hallmark, Cancer Research and a number of local traders.

### Description

The property is arranged on ground and part two and part three upper floors to provide a ground floor shop with self-contained office suites and two self-contained flats to the upper floors. To the rear there is a small yard. The ground floor shop No. 14 is not included in the title and does not form part of the sale.

### VAT

Please refer to Special Conditions of Sale.

### Planning (3)

The property may be suitable for redevelopment subject to all the necessary planning and other consents. Planning permission was granted in January 2008 for:

'The demolition of 13 Market Place, construction of shop at ground level, including ground floor of 14 Market Place and 12 flats above and including 2 flats in No. 14' (Application No. DCSE2007/3531/F)

It is believed that this consent has lapsed but please contact the local planning authority for further information.

Local Planning Authority: Herefordshire Council.

Tel: (01432) 260000.

www.herefordshire.gov.uk

### Documents

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

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)

In the subject box of your e-mail, please ensure that you enter

Lot 5 Ross-on-Wye.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Costa Ltd (1)	Gross Frontage 7.48 m (24' 6") Net Frontage 4.99 m (16' 5") Shop Depth 27.4 m (89' 10") Built Depth 27.9 m (91' 6")	10 years from 17.07.2009 (2) Rent review every 5th year IRI	£37,000 p.a.	Rent Review 2014
First	Vacant	First Floor Office Suites 143.63 sq m (1,546.07 sq ft)			
Second & Third	Vacant	Second/Third Floor Maisonette – Three Rooms, Bathroom			
Second	Vacant	Second Floor Flat – Four Rooms, Kitchen, Bathroom			

(1) For the year ended 3rd March 2011, Costa Ltd reported a turnover of £377,284m, a pre-tax profit of £49,468m and a net worth of £127,214m.

(Source: riskdisk.com 23.08.2012) Website Address: [www.costa.co.uk](http://www.costa.co.uk)

(2) There is a lessee's option to determine the lease on 17th July 2015. The tenant has expressed an interest to remove the break clause in return for an 8 month rent free period (approximately £24,666) Negotiations are ongoing, please refer to the Auctioneers for further details.

**Total £37,000 p.a.**

## Ross-on-Wye

### 13-14 Market Place

### Herefordshire

### HR9 5NU

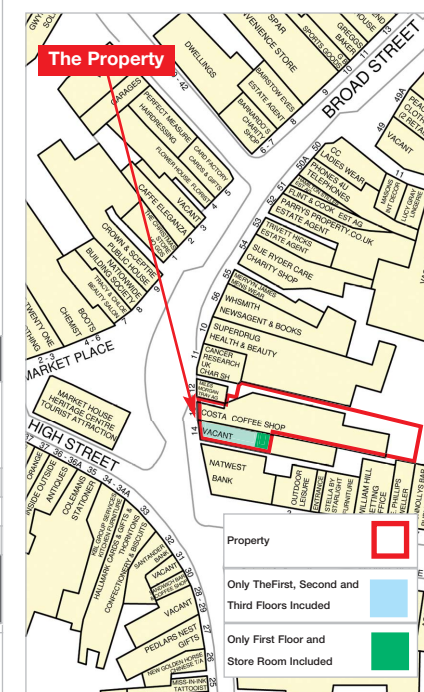
- **Freehold Shop Investment with Vacant Offices and Flats**
- Comprises coffee shop let to Costa Ltd
- Upper floors provide vacant office suites and two vacant flats
- Potential for redevelopment (3)
- Attractive town centre location
- Shop Rent Review 2014
- Total Current Rents Reserved

**£37,000 pa**

**Plus Vacant Offices and Flats**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

**allsop**



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

**Seller's Solicitor** Stephen Fowler, Berwin Leighton Paisner. Tel: 0203 400 1000 Fax: 0203 400 1111 e-mail: [stephen.fowler@blplaw.com](mailto:stephen.fowler@blplaw.com)