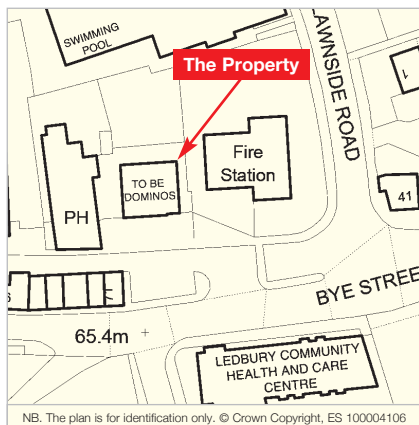
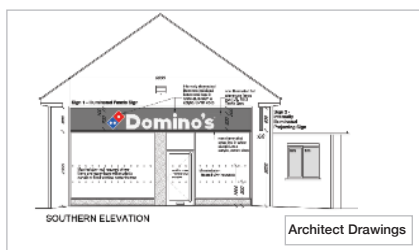


Ledbury Domino's Pizza Bye Street Herefordshire HR8 2AG

- Freehold Leisure Investment
- Town centre location
- Let to DP Realty Ltd (t/a Domino's Pizza) until 2037 (1) (2)
- Tenant to commence fit out and refurbishment shortly
- Rent Review 2022
- Current Rent Reserved
£22,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Ledbury is a popular market town located on the A449 some 12 miles east of Hereford and 15 miles south-west of Worcester. Junction 2 of the M5 is some 4 miles to the south and the town has a mainline railway station.

The property is situated on the north side of Bye Street, between its junctions with Lawnside Road and Long Acres.

Occupiers close by include Coral, Post Office, Greggs, Specsavers and Boots, as well as a number of local traders. Ledbury Leisure Centre and Swimming Pool is just to the rear of the property and the principal car park serving the town is in close proximity.

Description

The property is arranged on ground floor only and will comprise a restaurant and takeaway benefitting from on-site parking.

The property provides the following accommodation and dimensions:

Gross Frontage	11.60 m	(33' 4")
Net Frontage	9.00 m	(29' 6")
Shop Depth	10.60 m	(34' 9")
Built Depth	13.20 m	(43' 4")
Ground Floor	131 sq m	(1,410 sq ft)

Tenancy

The entire property is at present let to DP REALTY LTD (t/a Domino's Pizza) for a term of 20 years from 23rd November 2017 at a current rent of £22,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a schedule of condition.

(1) There is a tenant's option to determine the lease between 23rd November 2027 and 22nd November 2028 on 6 months' notice.

(2) There is a tenant option to renew the lease exercisable from 23rd November 2031 to 22nd November 2037 for a further 20 years from 23rd November 2037.

Tenant Information

DP Realty is the property management arm of Domino's Pizza Group plc, which operates some 1,000 stores nationwide.

Website Address: www.dominos.co.uk

For the year ended 25th December 2016, DP Realty Ltd reported a turnover of £22.479m, a pre-tax profit of £2.133m, shareholders' funds of £3.355m and a net worth of £3.355m (Source: Experian 06.06.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 58 Band C (Copy available on website).

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 Ms C Regan, Whatley Weston & Fox. Tel: 01905 731731 e-mail: c.regan@wwf.co.uk

Joint Auctioneer M Atkins Esq, Mark Atkins Associates. Tel: 01905 613555 e-mail: rma@maonline.co.uk