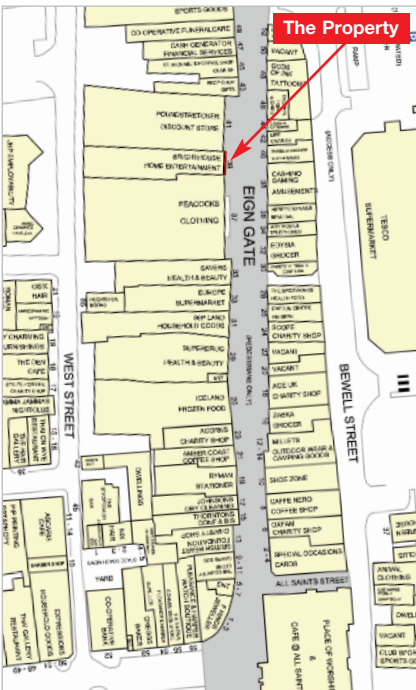


## Hereford 39 Eign Gate Herefordshire HR4 0AB

- Freehold Town Centre Shop Investment
- Let to Caversham Trading Ltd (trading as Brighthouse)
- Lease expires 2022 (no breaks)
- Prominent location on pedestrianised street
- Rent Review 2017, capped to £37,000 pa
- Current Rent Reserved **£30,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Hereford, with a population of approximately 59,000, is located approximately 50 miles south-west of Birmingham and 25 miles north-west of Gloucester. Road communications are good, lying on the main A49, connecting to the M54 some 15 miles distant. The mainline rail station provides a regular service to London (Paddington) with a journey time of approximately 180 minutes. The property is situated on the south side of the pedestrianised Eign Gate to the west of its junction with High Street. Occupiers close by include Peacocks (adjacent), Savers, Superdrug, Rymans, F Hinds, Caffè Nero, Millets, Tesco and Iceland amongst others.

### Description

The property comprises a two storey terraced building providing a ground floor shop with first floor storage, staff and WCs. The property benefits from a raised loading bay at the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	6.4 m	(21' 0")
Net Frontage	5.7 m	(18' 8")
Shop Depth	32.45 m	(106' 5")
Built Depth	38.25 m	(125' 6")
Ground Floor	211.35 sq m	(2,275 sq ft)
Loading	46.5 sq m	(501 sq ft)
First Floor	142.9 sq m	(1,538 sq ft)

### Tenancy

The entire property is at present let to CAVERSHAM TRADING LTD (t/a Brighthouse) for a term of 10 years from 17th February 2012 at a current rent of £30,000 per annum. The lease provides for a rent review in 2017 where the increase is limited to a maximum of £37,000 per annum. The lease contains full repairing and insuring covenants limited by a schedule of condition. The lease contained a tenant's option to break which was removed in exchange for a rent free period expiring 30th September 2015. The Vendors will top-up the rent free period from completion until 30th September 2015 such that the buyer in effect receives £30,000 per annum from completion.

### Tenant Information

No. of Branches: 280+.

Website Address: [www.brighthouse.co.uk](http://www.brighthouse.co.uk)

For the year ended 31st March 2014, Caversham Trading Ltd reported a turnover of £70.032m, a pre-tax profit of £7.131m, shareholders' funds of £68.075m and a net worth of £53.64m. (Source: riskdisk.com 16.02.2015)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 75 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

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