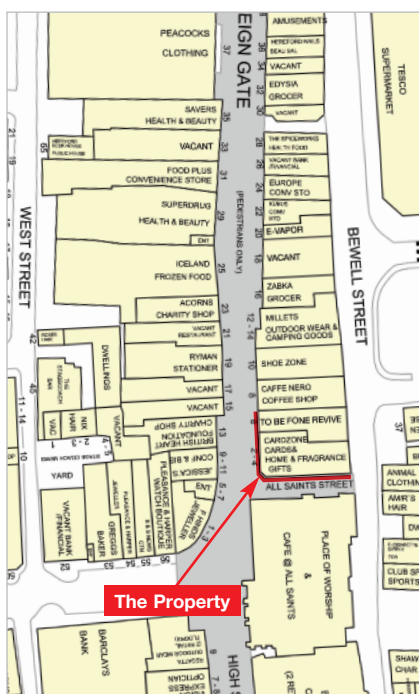


Hereford 2-6 Eign Gate Herefordshire HR4 0AB

- **Grade II Listed Freehold City Centre Shop and Office Investment**
- Comprising two shops with self-contained offices above
- Excellent pedestrianised city centre location
- Close to Iceland, Marks & Spencer and Greggs
- Potential future residential potential to upper floors (6)
- Rent Reviews from 2022
- Total Current Rents Reserved

£80,000 pa⁽³⁾

SIX WEEK COMPLETION AVAILABLE



CGI showing proposed fit-out of Fone Revive

Tenure

Freehold.

Location

Hereford is an attractive and historic cathedral city situated some 50 miles south-west of Birmingham and 25 miles north-west of Gloucester on the A49. The town serves a population of some 54,000 and also enjoys regular mainline rail services to London Paddington (3 hours).

The property is located on the north side of Eign Gate, at its junction with All Saints Street, in the heart of the city centre.

Occupiers close by include Caffè Nero (adjacent), Shoe Zone, Millets, Age UK, Tesco, Poundstretcher, Brighthouse, Peacocks, Savers, Superdrug, Iceland, Ryman, Greggs, Boots the Chemist, Barclays, New Look, Marks & Spencer and NatWest, amongst many others.

Description

This substantial Grade II listed corner property is arranged on ground and two upper floors to provide two ground floor shops with ground floor ancillary accommodation to the first and second floors of No.6. Nos 2-4 ground floor benefits from customer entrances from both Eign Gate and Bewell Street. The upper floors of Nos.2-4 provide self-contained office accommodation accessed from All Saints Street, which may lend themselves to future residential use, subject to the lease and all necessary consents (6).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2-4	Card Zone Ltd (1)	Gross Frontage 10.27 m (33' 8") Shop and Built Depth 20.60 m (67' 7") Ground Floor 180.00 sq m (1,938 sq ft)	5 years from 26.06.2016 FR & I	£47,500 p.a.	Reversion 2021
6	Century 21 Mobiles Limited (t/a Fone Revive) (4)	Ground Floor 82.20 sq m (885 sq ft) First Floor 30.30 sq m (326 sq ft) Second Floor 28.90 sq m (311 sq ft) Total (2) 141.40 sq m (1,522 sq ft)	10 years from 30.01.2018 Rent review every 5th year Tenant option to determine at the 5th year Effectively FR & I	£20,000 p.a. (3)	Rent Review 2023
First and Second Floors - 2-4	Kingfurness & Associates Ltd (5)	First Floor 162.50 sq m (1,750 sq ft) Second Floor 112.80 sq m (1,214 sq ft) Total 275.30 sq m (2,964 sq ft)	10 years from 17.01.2017 Rent review every 5th year Tenant option to determine at the 5th year FR & I	£12,500 p.a.	Rent Review 2022

(1) For the year ended 1st July 2017, Card Zone Limited reported a turnover of £25.192m, a pre-tax profit of £3.030m, shareholders' funds of £4.018m and a net worth of £2.619m. (Source: Experian 27.02.2018)

(2) Not inspected by Alltop. Areas taken from VOA (www.voa.gov.uk).

(3) The tenants have a nine month rent free period from 1st February 2018, which the vendor will top up from completion by way of reduction to the purchase price.

(4) Fone Revive operate from some 17 stores throughout the south-west of England and Wales.

(5) Kingfurness & Associates Ltd is an independent financial advisors established in 1994. Website Address: kingfurness.co.uk

Total £80,000 p.a.⁽³⁾

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 D Le Quesne Esq, Brecher. Tel: 0207 563 1013 e-mail: dlequesne@brecher.co.uk