



### 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 also enjoys regular mainline rail services to London Paddington (3 hours).

This corner property is situated on the west side of Broad Street, at its junction with West Street and very close to the pedestrianised High Street.

Occupiers close by include Greggs (adjacent), Barclays (opposite), NatWest, ASK Italian, Primark and Pizza Express. On High Street are Marks & Spencer, New Look, Boots, Lloyds Bank, Ann Summers, Caffè Nero, Iceland, Superdrug and Mountain Warehouse, amongst many others.

### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with basement storage and self-contained offices above (1) (2). The offices are accessed from an entrance on West Street.

### Planning

The upper floors may be suitable for conversion to residential use subject to obtaining all necessary consents. All enquiries should be referred to Herefordshire Council. [www.herefordshire.gov.uk](http://www.herefordshire.gov.uk)

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
52	Vacant (1)	Basement Ground Floor	144.60 sq m 114.50 sq m	(1,556 sq ft) (1,232 sq ft)	—
52	Vacant	First Floor (Office)	123.00 sq m	(1,324 sq ft)	—
52	Vacant (2)	Second Floor (Office)	90.60 sq m	(975 sq ft)	—
		<b>Total</b>	<b>472.70 sq m</b>	<b>(5,088 sq ft)</b>	

(1) Available to let. [www.hrhretail.com](http://www.hrhretail.com)

(2) Available to let. [www.wrightsilverwood.co.uk](http://www.wrightsilverwood.co.uk)

NB. Not internally inspected by Allsop. Floor areas taken from VOA website. [www.voa.gov.uk](http://www.voa.gov.uk)

**Vacant Possession**

## Hereford

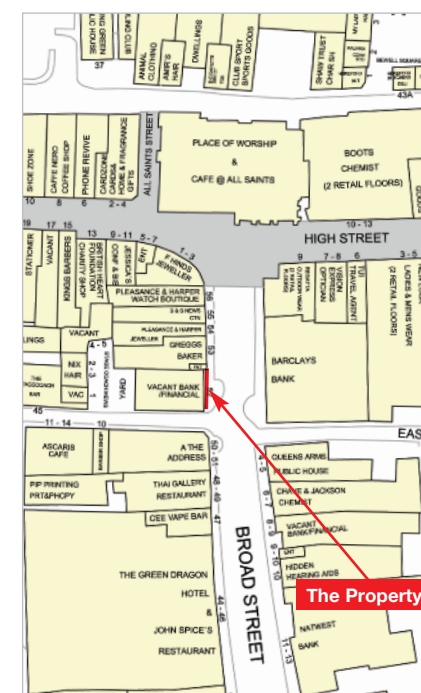
### 52 Broad Street Herefordshire HR4 9AB

- **Vacant Freehold Shop and Office**
- Comprises a shop and two self-contained office suites
- Total of 472.7 sq m (5,088 sq ft)
- Occupiers close by include Greggs (adjacent) and Barclays Bank (opposite)

**Vacant <sup>(1)(2)</sup>**

**On behalf of a  
Major Fund Manager**

**SIX WEEK COMPLETION  
AVAILABLE**



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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