



Tenure

Freehold.

Location

Leominster, with a population of some 40,000, is an attractive market town located close to the Hereford/Shropshire border, some 13 miles north of Hereford, access to which is via the A49. Worcester and the M5 are 26 miles to the east and Ludlow is 13 miles to the north.

The property is located on Broad Street, an attractive shopping street in the town centre Conservation Area where nearby occupiers include HSBC and Barclays Banks.

Description

This attractive Grade II Listed property is arranged on ground and two upper floors to provide a banking hall with self-contained offices above, sharing the front entrance lobby with the bank. There is car parking to the rear of the building.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 81 Band D (Copy available on website).

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 6th May by emailing: viewings@allstop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 138 Leominster'.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Part First	National Westminster Bank plc	Gross Frontage (Inc. Ent.) 8.61 m Shop Depth 12.22 m Built Depth 30.76 m First Floor (Rear) 16.8 sq m	(28' 3") (40' 1") (100' 11") (180 sq ft)	20 years from 22.02.1999 Rent review every 5th year Effectively FR & I as to the demise plus a service charge of 55.8% (1)	£16,500 p.a. Reversion 2019
First and Second	TA Matthews (Solicitors) (2)	First Floor (Front) 72.2 sq m Second Floor 65.0 sq m Total 137.2 sq m	(777 sq ft) (699 sq ft) (1,476 sq ft)	10 years from 23.03.2015 Rent review and tenant's option to break at 5th year IR & I plus a service charge of 44.2% capped at 10% of the rent	£6,500 p.a. Rent Review 2020

(1) There is a tenant's option to determine at year 5 and on a rolling basis thereafter. The tenant is obliged to give six months' prior notice of its intention to operate the break clause and there is a 12 month rental penalty up to year 15 and a six month penalty after year 15. The lease is excluded under the Landlord and Tenant Act and the tenant has an option to renew the lease for a term of 15 years at an open market rent.
(2) We are informed by the Vendor that the Solicitors have been trading from this office for over 30 years.

Total £23,000 p.a.

Leominster

13 Broad Street

Herefordshire

HR6 8BZ

- **Attractive Freehold Bank and Office Investment**
- Let to National Westminster Bank plc and a firm of Solicitors
- VAT is not applicable
- Total Current Rents Reserved
£23,000 pa



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 Shaun Mirza, Symons Gay & Leland LLP. Tel: 01708 744211 e-mail: sm@symonsgayandleland.co.uk