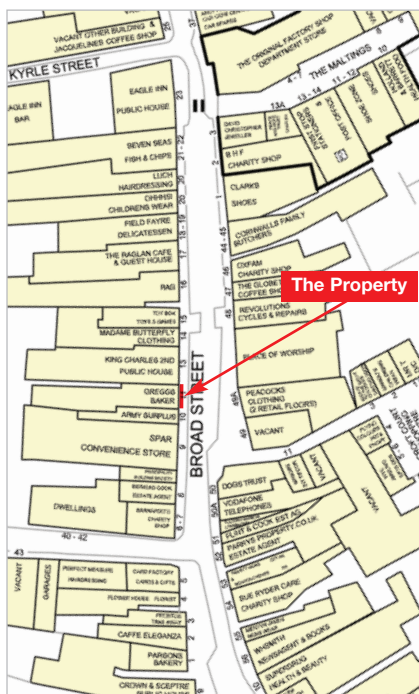


Ross-on-Wye

11 Broad Street Herefordshire HR9 7EA

- **Freehold Shop and Residential Investment**
- Town centre location
- Shop let to Greggs plc on a new lease expiring 2026 (2)
- Two self-contained flats let on Assured Shorthold Tenancies
- No VAT applicable
- Shop Rent Review 2021
- Total Current Rents Reserved
£25,820 pa



Tenure

Freehold.

Location

Ross-on-Wye is an affluent and busy market town as well as a popular tourist destination, situated 16 miles west of Gloucester. The town is well served by roads with the A40 trunk road passing through the town centre, whilst the M50 Motorway is located to the east of the town providing easy access to the M5 Motorway.

The property is prominently positioned on the west side of Broad Street in the heart of the Ross-on-Wye town centre, directly opposite Peacocks.

Occupiers close by include Peacocks (opposite), Vodafone, Barnardo's, Costa Coffee, Clarks Shoes, Oxfam, Spar and a number of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop and two residential flats above accessed from the front. The flats each comprise three rooms, kitchen and bathroom. To the rear of the property is an external store.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 105 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
11 Ground Floor	Greggs plc (1)	Gross Frontage 6.40 m (21' 0") Net Frontage 4.40 m (14' 5") Shop Depth 10.40 m (34' 2") Built Depth 25.60 m (83' 11") Ground Floor 104.75 sq m (1,127 sq ft) External Store 5.20 sq m (56 sq ft)	10 years from November 2016 (2) Rent review in 5th year FR & I	£15,500 p.a. (Rebated rent from £18,500 p.a.)	Rent Review 2021
11a First Floor	Individual	First Floor Flat – Three Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy until 29.05.2016	£5,520 p.a. (annualised) (£460 p.c.m.)	Holding over
11b Second Floor	Individual	Second Floor Flat – Three Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy until 21.05.2015	£4,800 p.a. (annualised) (£440 p.c.m.)	Holding over

(1) No of Branches: 1,700. Website Address: www.greggs.co.uk. For the year ended 2nd January 2016, Greggs plc reported a turnover of £835.7m, a pre-tax profit of £73m, shareholders' funds of £266.3m and a net worth of £256m (Source: Experian 11.11.2016).

(2) There is a tenant break option in the 5th year.

Total £25,820 p.a.

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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