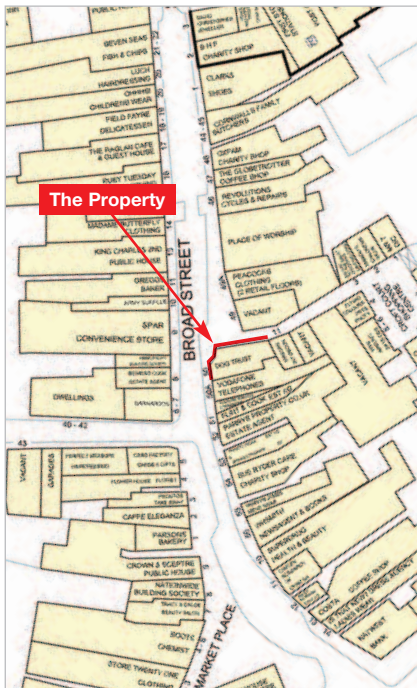


Ross-on-Wye Ground Floor and Basement 50 Broad Street Herefordshire HR9 7DY

- **Virtual Freehold Shop Investment**
- Prominent corner location
- Affluent market town
- Let to Dog Trust Trustee Limited on a lease expiring 2026 (1)
- Rent Review 2021
- Current Gross Rent Reserved
£17,000 pa

On the instructions of Anika Kisby MRICS and Peter Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Leasehold. Held for a term of 999 years from 1st April 2007 (thus having some 990 years unexpired) at a ground rent of £100 per annum with RPI linked reviews every 10 years.

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 situated in a corner position on the east side of Broad Street, close to Market Place, in the heart of the town.

Occupiers close by include Vodafone (adjacent), Peacocks, Card Factory, Barnardo's, Spar and Greggs.

Description

The property is arranged on ground floor and basement to provide a shop unit. The basement is accessed via a trap door and was not inspected by Allsop.

The property provides the following accommodation and dimensions:

Gross Frontage	6.30 m	(20' 8")
Net Frontage	5.65 m	(18' 6")
Return Net Frontage	4.30 m	(14' 2")
Ground Floor	82.90 sq m	(892 sq ft)
Basement – not inspected		

Tenancy

The property is at present let to DOG TRUST TRUSTEE LTD for a term of 10 years from 6th January 2016 at a current rent of £17,000 per annum. The lease provides for a rent review in the 5th year of the term to open market rent capped at 5% of prior rent and contains effectively full repairing and insuring covenants, limited by a schedule of condition, with the tenant responsible for the shop front and otherwise a service charge.

(1) There is a tenant's option to determine the lease in the fifth year.

Tenant Information

The Dogs Trust was founded in 1891 and is the largest dog welfare charity in the UK. (www.dogstrust.org.uk)

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

EPC Rating 87 Band D (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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