

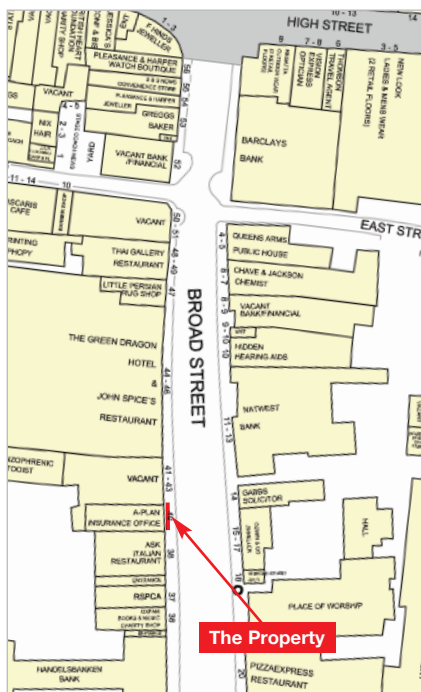
Hereford **40 Broad Street** **Herefordshire** **HR4 9AR**

- **Freehold Shop Investment**
- Let to A-Plan Holdings on a recently renewed lease expiring in 2027 (1)
- City centre location adjacent to ASK Italian
- Rent Review 2022
- VAT is not applicable
- Current Rent Reserved

£29,900 pa

On the Instructions of Executors

FOUR WEEK COMPLETION



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 situated on the west side of Broad Street, which runs south off the pedestrianised High Street in the heart of the town centre.

Occupiers close by include ASK Italian, RSPCA, Pizza Express, NatWest and RBS, amongst others.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with basement storage and staff ancillary/storage accommodation on the two upper floors.

The property provides the following accommodation and dimensions:

Basement	68.0 sq m	(732 sq ft)
Ground Floor	110.5 sq m	(1,189 sq ft)
First Floor	31.5 sq m	(339 sq ft)
Second Floor	41.5 sq m	(447 sq ft)
Total	251.5 sq m	(2,707 sq ft)

Tenancy

The entire property is at present let to A-PLAN HOLDINGS for a term of 10 years from 28th November 2017 at a current rent of £29,900 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.
 (1) There is a tenant's break option at the end of the fifth year.

Tenant Information

Website Address: www.aplan.co.uk

For the year ended 28th February 2017, A-Plan Holdings reported a turnover of £84.3m, a pre-tax profit of £27.5m, shareholders' funds of £23.9m and a net worth of £19.75m. (Source: Experian 08.01.2018.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see 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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