



SITUATION

Located in the centre of Leominster, which is a historic market town which lies approximately 15 miles north of Hereford and 22 miles west of Kidderminster. Nearby multiples retailers include **Halifax, Martins, SpecSavers** and **Lloyds Pharmacy** with a Public Car Park nearby.

PROPERTY

A **Ground Floor Shop** in an attractive period building.

ACCOMMODATION

Ground Floor Shop

- Gross Frontage 23'6"
- Internal Width 21'10"
- Shop Depth 40'8"
- Built Depth 57'0"
- 2 WCs

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 29th September 2011 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **W.R. Connell as a Turf Accountant (established in the town for many years)** for a term of 9 years from 1st April 2011 at a current rent of **£9,000 per annum** exclusive.

Rent Reviews & Tenant's Break 2014 and 2017



£9,000 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

W T Jones - Tel: 020 7405 4631
Ref: P. Hambleton, Esq - Email: pch71@aol.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts