



SITUATION

Located in a prime retail pitch within the heart of the city centre on the main pedestrianised thoroughfare at its junction with High Town, adjacent to **Starbucks** and **TSB** and amongst such other multiple retailers including **Marks & Spencer**, **Costa Coffee**, **Boots Opticians**, **Holland & Barratt**, **Laura Ashley**, **WH Smith** and many others, being within close proximity to the **Maylord Shopping Centre**. Herefordshire is located approx. 22 miles south-west of Worcester and 23 miles north-west of Gloucester.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Storage** on the first and second floors.

TENANCY

The entire property is let on a full repairing and insuring lease to **tReds Ltd (Shoe Retailers having approx. 29 branches)** (T/O for Y/E 31/03/16 £15.9m, Pre-Tax Profit £49,844 and Shareholders' Funds £4.5m) for a term of 5 years from 25th March 2014 at a current rent of **£47,500 per annum** exclusive.

Note: The Rateable Value was set at £47,000 in April 2017 which correlates with the rent being paid.

£47,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**



View along High Town

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'0"
Internal Width	19'7"
narrowing at rear to	10'11"
Shop Depth	61'7"
Sales/Store Area	Approx. 985 sq ft

First Floor

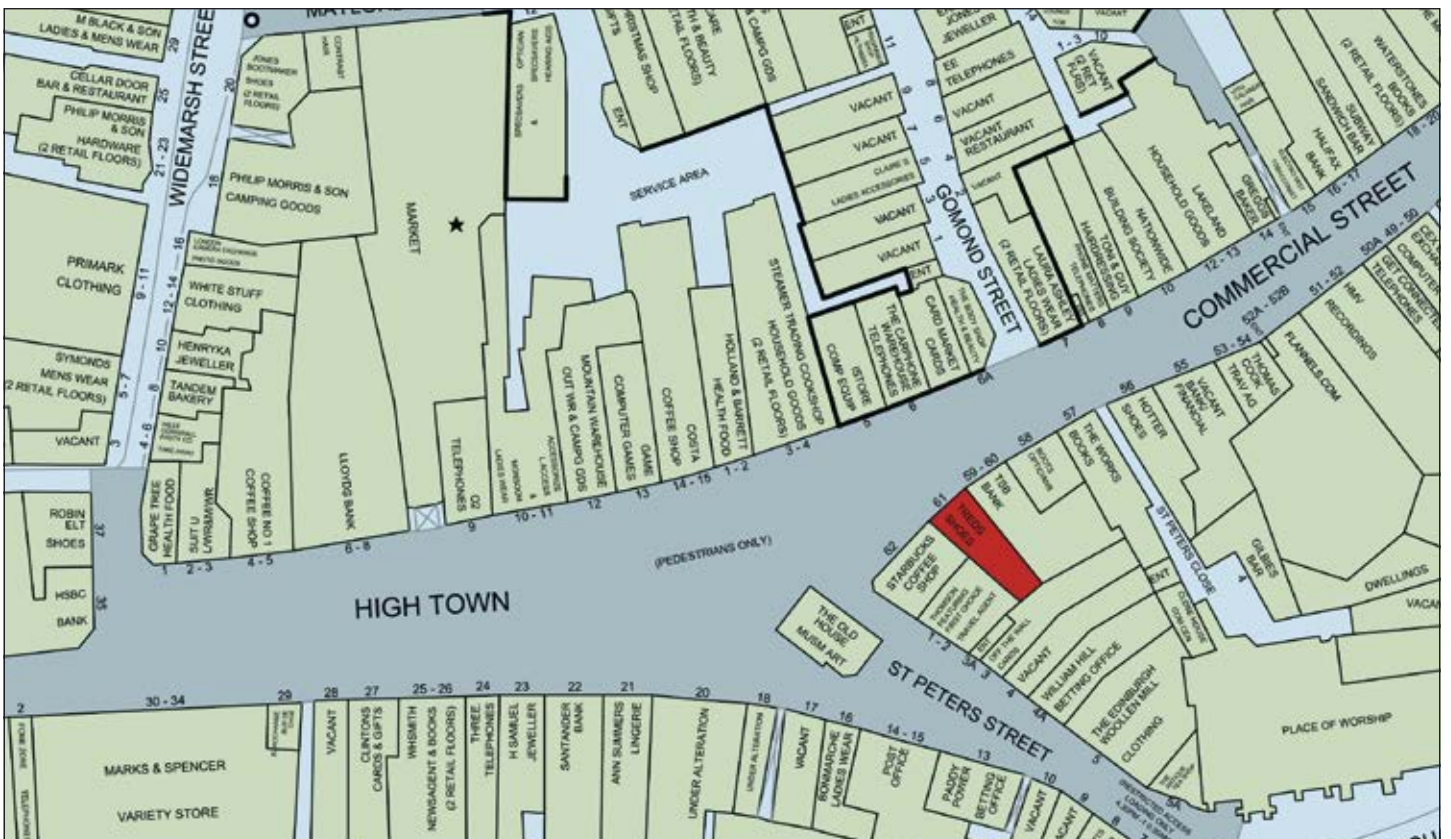
Storage Area	Approx. 375 sq ft
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Second Floor

Storage Area	Approx. 185 sq ft
2WCs	

Total Area

Approx. 1,545 sq ft



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VENDOR'S SOLICITORS
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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 £500 (including VAT) upon exchange of contracts