



**SITUATION**

Close to the junction with Church Street and occupying a prominent trading position, opposite a large **Asda Supermarket** and car park and amongst such multiples as **Boots, Tesco Express, Savers, TSB, Ladbrokes** and **Oxfam**. Pershore is an attractive market town located some 7 miles south-east of Worcester and enjoys good road access via the M5 (Junction 7) and A44.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Storage** at first floor level.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	21'0"
Internal Width	20'0" (max)
Shop & Built Depth	42'0"

**First Floor Storage**

Store Area	Approx. 285 sq ft
WC	

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£12,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Holland & Barrett Retail Ltd (having 715 branches) (T/O for Y/E 30/09/16 £444m, Pre-Tax Profit £112.8m and Shareholders' Funds £252m)** for a term of 5 years from 28th August 2017 (**renewal of a previous lease**) at a current rent of **£12,000 per annum** exclusive.

**Tenant's Break 2020**

**Note: The Purchaser will receive a personal signed cricket bat by the Vendor, former England Cricket Captain Alec Stewart, following completion of the sale.**



**VENDOR'S SOLICITORS**

Goodman Derrick LLP – Tel: 020 7404 0606  
Ref: Ms. Dagmara Selwyn-Kuczera – Email: dselwyn-kuczera@gdlaw.co.uk

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