



**SITUATION**

Located at the junction with Rainbow Street and being within a few hundred yards of the High Street within the town centre. Nearby multiple retailers include **Halifax, Martins, Specsavers, Spar, Sue Ryder** and **Scrivens**. There is also a **Public Car Park** nearby. Leominster is an attractive and historic market town which lies approximately 15 miles north of Hereford and 22 miles west of Kidderminster.

**PROPERTY**

A corner building comprising **2 Ground Floor Shops** with separate front access to **2 Self-Contained Flats** on the first and second floors (**see Note**).

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 44 West Street (Shop)	Internal Width 22'10" narrowing to 16'3" Shop Depth 59'11" Built Depth 68'0" Area Approx. 1,175 sq ft plus WC	<b>M. Badman (Bed Retailer)</b>	3 years from 1st July 2017	£7,500	FRI
No. 46 West Street (Corner Shop)	Internal Width 10'6" widening to 18'4" Shop Depth 25'3" Built Depth 29'10" WC	<b>VACANT</b> (Previously Let at £5,000 p.a.)			
No. 44a West Street (First & Second Floor Flat)	<b>Accessed from West Street:</b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 910 sq ft)	2 individuals	1 year from 20th March 2015	£5,400	AST. Holding over.
No. 2a Rainbow Street (First Floor Flat)	<b>Accessed from Rainbow Street:</b> 1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 710 sq ft)	Individual	1 year from 1st May 2016	£3,780	AST. Holding over.
<b>TOTAL</b>				<b>£16,680 plus Vacant Shop</b>	

**Note: There is potential to convert the 2 flats into 3 or 4 smaller flats, subject to obtaining the necessary consents. Flat 2B above 2 Rainbow Street (see Lot 6) was converted into 2 smaller flats and one of them is under offer for £75,000.**

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

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

**Barbers** **JOINT AUCTIONEERS**  
Barbers, 1 Church Street, Wellington, Telford TF1 1DD  
Tel: 020 7405 4631 – Ref: S. Beedles  
**VENDOR'S SOLICITORS**  
W T Jones – Tel: 020 7405 4631  
Ref: P. Hambleton – 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 £500 (including VAT) upon exchange of contracts