



SITUATION

Located close to the junction with West 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 mid terraced building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2 (Ground Floor Shop)	Gross Frontage 36'8" Internal Width 36'4" Shop Depth 20'4" Built Depth 23'9" Kitchenette, WC	J. Thomas (Ladies Hairdresser & Barber Shop)	6 years from 1st December 2014 (In occupation for over 10 years)	£6,250	FRI Rent Review December 2017
Nos. 2b1/2 (2 First Floor Flats)	2 Flats – Not inspected	Various	Each 150 years from completion	£100 (£50 per flat)	Each FRI
TOTAL				£6,350	

£6,350 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.

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