

6 WEEK COMPLETION



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 **2 Ground Floor Shops (one used as an office)** with separate front access to a **Self-Contained Flat** on the first floor (**see Note 1**).

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: A flat in the adjoining property (No. 2B1 Rainbow Street) has just been sold for £75,000.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2c (Shop)	Internal Width 9'11" widening to 12'10" Shop Depth 19'3" Built Depth 25'8" Kitchenette, WC	L. Cleaver (Gold Exchange)	3 years from 1st January 2015 (In occupation for approx. 6 years – see Note 2)	£3,500	FRI Note 2: A new 3 year lease from 1st January 2018 at £3,500 p.a. has been completed.
No. 2e (Shop used as office)	Internal Width 10'4" widening to 15'10" Shop & Built Depth 41'3" Kitchenette, WC	Cockett & Company Ltd (with personal guarantor) (Chartered Accountants)	5 years from 1st January 2013 (In occupation for over 10 years – see Note 3)	£4,000	FRI Note 3: A new 5 year lease at £4,000 p.a. rising to £4,500 from 2021 has been completed.
No. 2d (First Floor Flat)	Not inspected – 1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 473 sq ft)	Individual	6 months from 20th November 2016	£4,500	AST. Holding over.
TOTAL				£12,000	

¹Area provided by Vendor

£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.



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 £750 (including VAT) upon exchange of contracts