



SITUATION

Located diagonally opposite Union Passage which leads directly to the pedestrianised Commercial Street and close to the junction with Gaol Street and St Peters Square in the city centre.

Nearby multiples such as **McDonald's**, **Merkur Slots**, **The Entertainer**, **Waterstones**, **Halifax** and **Subway** together with a wide variety of independent traders, cafés, bars and take-aways.

The **Gaol Street Car Park** is less than 200 yards distant and the **Hereford University Centre** is less than a mile away.

Hereford is an historic Cathedral City located approximately 23 miles south-west of Worcester and 24 miles north-west of Gloucester.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 26–28 (Shop)	Ground Floor Shop Area Approx. 914 sq ft ¹	M. Smith (Second hand shop)	1 year from 2nd January 2024	£7,500	Repairing & Insuring Law Society Lease.
No. 29 (Shop)	Ground Floor Shop (Take-away) Area Approx. 430 sq ft ¹ plus Kitchen	A. Saramiejo (Kebab/Pizza/Chicken Take-away)	6 years from 1st August 2022	£6,000	Repairing & Insuring Law Society Lease. Rent Reviews August 2024 and yearly thereafter
Flat 3 (First Floor)	1 Bed Flat (see Note)			VACANT	
Flat 4 (First Floor)	2 Bed Flat (see Note)			VACANT	
Flat 8 (Second Floor)	2 Bed Flat (see Note)			VACANT	

¹Not inspected by Barnett Ross. Areas taken from EPC.

**Total: £13,500 plus
3 Vacant Flats**

PROPERTY

A mid terrace Grade II Listed building comprising **2 Ground Floor Shops** with two separate front entrances to **3 Self-Contained Flats** (see Note) on the first and second floors.

FREEHOLD

Note: The flats have been stripped back to the brickwork with no fixtures and fittings and they are in need of complete refurbishment in readiness for conversion as per Planning Permission dated 7th August 2006. Refer to the Auctioneers for Planning Documentation.

Refer to the Auctioneers for the floor plans and video tour of the flats.



**£13,500 p.a. plus
3 Vacant Flats (see Note)**

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Vendor's Solicitors

Lee Pomeranc Solicitors

Tel: 020 8201 6299 Ref: Michael Lee

Email: michaellee@leepomeranc.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'