

LOTS
15-17

1, 3 & 5 Black Swan Walk,
Leominster,
Herefordshire HR6 8HU

To Be Offered
As 3 Separate Lots

6 WEEK COMPLETION



SITUATION

In the centre of Leominster, which is a historic market town which lies approximately 15 miles north of Hereford and 22 miles west of Kidderminster. The properties are just off West Street which includes **Halifax**, **Lloyds Pharmacy** and **Specsavers** and are opposite a large **Co-operative Supermarket** and an **Aldi** (with a free 2 hour car park for shoppers) and the Bus Station. **In addition, Black Swan Walk is the main link between the Co-operative Supermarket and the town centre.**

PROPERTIES

Built in the 1990's **each** comprising a **Ground Floor Shop** with internal access to a **First Floor Office**. In addition, the properties benefit from rear access and Shop No. 5 includes a parking space.

VAT is NOT payable in respect of these Lots

FREEHOLD



The Surveyors dealing with these properties are
JOHN BARNETT and **MATTHEW BERGER**

6 WEEK COMPLETION



TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 15 Reserve Below £65,000	No. 1	Ground Floor Shop Gross Frontage 19'10" Internal Width 18'7" Shop Depth 25'7" WC First Floor Office 17'0" x 7'3" WC	P.Meredith (Opticians having 2 branches)	6 years from 22nd September 2008	£5,250	FRI Rent Review September 2011
Lot 16 Reserve Below £55,000	No. 3	Ground Floor Shop Gross Frontage 13'3" Internal Width 12'8" Shop Depth 25'6" First Floor Office 16'10" x 10'0" WC	B. Jones (Fashion & Tailoring)	5 years from 21st November 2008	£5,250	FRI Rent Review November 2011
Lot 17 Reserve Below £60,000	No. 5	Ground Floor Shop Gross Frontage 20'4" Internal Width 19'5" Shop Depth 25'6" First Floor Office 19'10" x 14'6" WC Plus 1 Parking Space	Beelmont Services Ltd (with Guarantor) (Double Glazing)	6 years from 29th September 2008	£5,000	FRI Rent Review September 2011

VENDOR'S SOLICITORS

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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 £275 (including VAT) upon exchange of contracts