

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position in this busy High Street, adjacent to **Subway** and amongst such other multiple traders as **Martins, WH Smith, Stead & Simpson, William Hill, Julian Graves, Oxfam, Boots** and many more.

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 property comprising a **Ground Floor Shop** with separate front access to a **Beauty Salon** on the First Floor. In addition, the property includes a Rear Yard.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Total Gross Frontage 47'10" Internal Width (max) 31'0" narrowing at rear to 6'9" Shop Depth (max) 30'11" External WC	Elaine Coles t/a Poppies (Gifts & Home-Ware)	3 years from 26th April 2010	£7,500	Effectively FRI Lease excl. s.24-28 of L & T Act 1954 Note: The tenant did not operate the April 2011 Break
First Floor Beauty Salon	Area Approx 675 sq ft 2 WCs	Suzy Bengry (Beauty Salon)	5 years from 1st March 2009	£6,000	FRI Lease excl. s.24-28 of L & T Act 1954
TOTAL				£13,500	

£13,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Goodman Derrick LLP – Tel: 020 7404 0606
Ref: M. Collins Esq. – Email: mcollins@gdlaw.co.uk

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