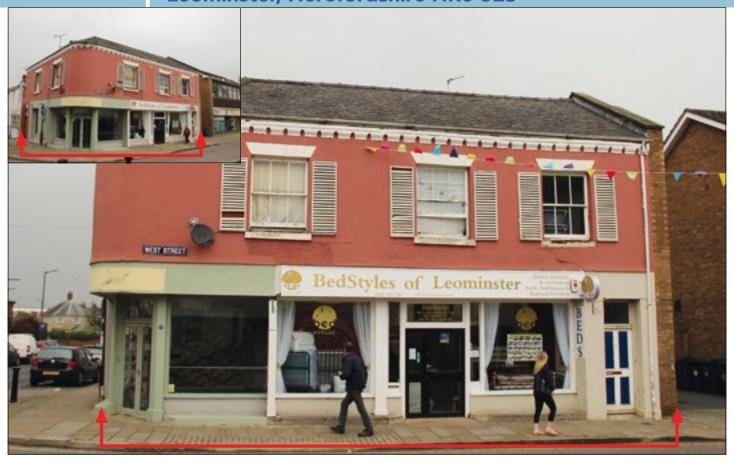
6 WEEK COMPLETION



SITUATION

Located at the junction with Rainbow 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.

A corner building comprising **2 Ground Floor Shops** with separate front access to **2 Self-Contained Flats** on the first and second floors (see Note).

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 44 West Street (Shop)	Internal Width 22'10" narrowing to 16'3" Shop Depth 59'11 Built Depth 68'0" Area Approx. 1,175 sq ft plus WC	M. Badman (Bed Retailer)	3 years from 1st July 2017	£7,500	FRI
No. 46 West Street (Corner Shop)	Internal Width 10'6" widening to 18'4" Shop Depth 25'3" Built Depth 29'10" WC	VACANT (Previously Let at £5,000 p.a.)			
No. 44a West Street (First & Second Floor Flat)	Accessed from West Street: 2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 910 sq ft)	2 individuals	1 year from 20th March 2015	£5,400	AST. Holding over.
No. 2a Rainbow Street (First Floor Flat)	Accessed from Rainbow Street: 1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 710 sq ft)	Individual	1 year from 1st May 2016	£3,780	AST. Holding over.
		•		£16.680 plus	

Note: There is potential to convert the 2 flats into 3 or 4 smaller flats, subject to obtaining the necessary consents. Flat 2B above 2 Rainbow Street (see Lot 6) was converted into 2 smaller flats and one of them is under offer for £75,000.

The Surveyors dealing with this property are JOHN BARNETT and STEVEN GROSSMAN 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

Vacant Shop