



SITUATION

Located within the City's pedestrianised retail centre and just a few yards from its junction with High Town and Commercial Street, opposite **Paddy Power**, **Post Office** and **Bonmarché** and amongst other multiple retailers including **Marks & Spencer**, **Costa Coffee**, **Boots Opticians**, **Holland & Barratt**, **Laura Ashley**, **WH Smith** and many others.

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

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with trap door access to a **Basement** and internal access to **Ancillary Accommodation** on the first and second floors. In addition, the property includes a front communal side passageway that provides access to the rear of the shop.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	31'4"
Internal Width	25'8"
widening to	27'10"
Shop Depth	28'5"
Built Depth	39'1"
WC	

Basement Not inspected

First Floor Ancillary Area Approx. 820 sq ft

Second Floor Ancillary Area Approx. 535 sq ft plus WCs

VAT is applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease to **TUI UK Retail Limited** (having **600+** travel agencies – source: www.tui.co.uk) (T/O for Y/E 30/09/2017 £201m, Pre-Tax Profit £1m and Shareholders' Funds £196m) for a term of 5 years from 24th June 2018 (**renewal of a previous lease – in occupation for over 10 years**) at a current rent of **£30,000 per annum** exclusive.

Tenant's Break 2021

PLANNING

Planning Permission was granted on 14th August 2018 by Herefordshire Council for the **'Proposed conversion of first and second floors to residential (C3) to form 4 units' (4 x 1 bed flats)**. **Planning reference – 182351**

Planning Documentation available from Auctioneers.



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Joint Auctioneers

Estate Office
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Vendor's Solicitors

DWFM Beckman
Tel: 020 7408 8888 Ref: David Freedman
Email: david.freedman@dwmbeckman.com

£30,000 per annum

The Surveyors dealing with this property are
Joshua Platt and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**