# 1-2 St Peter's Street, Hereford, Herefordshire HR1 2LE



#### **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 southwest 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"

**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** 

WC



#### **TENANCY**

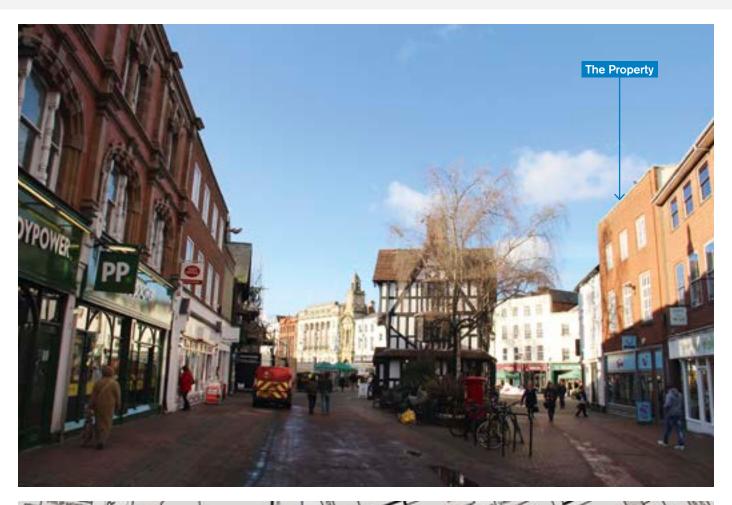
The entire property is let on a full repairing and insuring lease to TUI UK Retail Limited (having 600+ travel agencies – source: www.tui.co.uk) (T/O for Y/E 30/09/2017 £201m, Pre-Tax Profit £1m and Shareholders' Funds £196m) for a term of 5 years from 24th June 2018 (renewal of a previous lease – in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

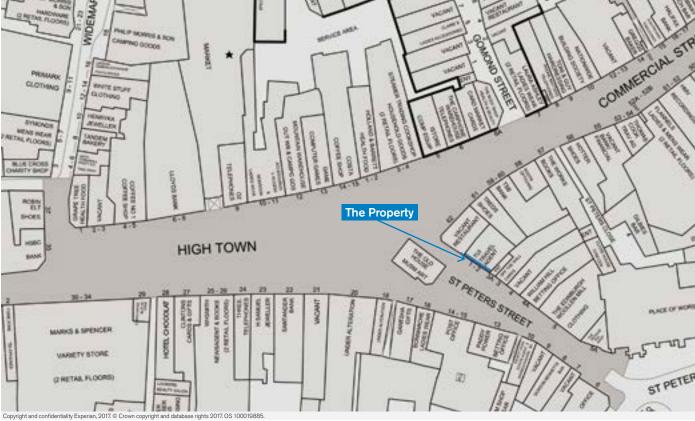
## Tenant's Break 2021

# **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 × 1 bed flats). Planning reference – 182351

Planning Documentation available from Auctioneers.





£30,000

Joint Auctioneers

Estate Office

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### Vendor's Solicitors

DWFM Beckman

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