



SITUATION

Located in this busy pedestrianised thoroughfare, running parallel to the High Street surrounded by local and multiple traders such as **HSBC, Nationwide, Holland & Barrett** and **Barclays**. Leominster is a historic market town located approximately 15 miles north of Hereford and 22 miles west of Kidderminster.

PROPERTY

A mid terrace building comprising a **Double Fronted Ground Floor Shop** with separate front access to **3 Self-Contained Flats** (two of which are in shell condition) on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 18'4" narrowing to 12'8" Shop Depth 36'3" Built Depth 67'5" Kitchen/Staff Area Approx. 90 sq ft Storage Area Approx. 235 sq ft WC	The British Red Cross Society (Having approximately 340 branches)	15 years from 17th April 2008	£10,500 (see Note)	Effectively FRI Note: The rent is a personal concession from £11,100 p.a.
First and Second Floors	Not Inspected – 3 Flats (1 newly converted flat and 2 flats in shell condition)	3 Individuals	125 years from 22nd May 2008	£300	Effectively FRI Rent rises by £300 every 25 years.
				Total: £10,800	

£10,800 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Nathan Schindler**

Vendor's Solicitors

Stephen Rimmer LLP
Tel: 01323 644 222 Ref: Zara Coton
Email: zc@stephenrimmer.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**