



SITUATION

Located opposite Union Passage which leads directly to the pedestrianised Commercial Street and close to the junction with Gaol Street and St Peters Square in the city centre.

Nearby multiples include **McDonald's**, **Merkur Slots**, **The Entertainer**, **Waterstones**, **Halifax**, and **Subway** together with a wide variety of independent traders, cafés, bars and take-aways.

The **Gaol Street Car Park** is less than 200 yards distant and the **Hereford University Centre** is less than a mile away.

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

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with separate front access to **2 Self-Contained Flats** planned on first and second floors. In addition, the property includes a Roof Terrace.

VAT is NOT applicable to this Lot

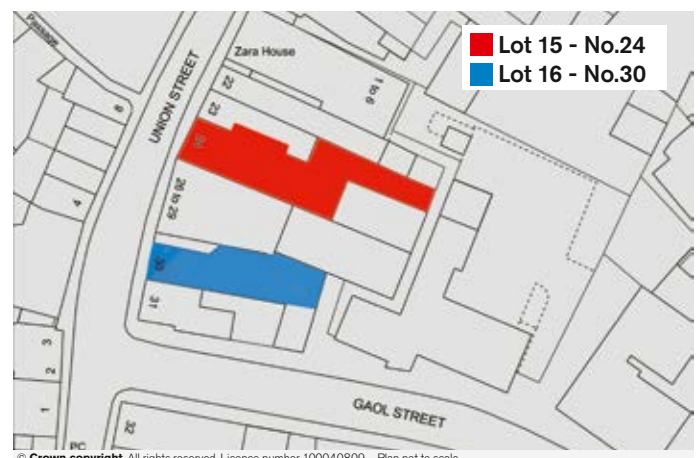
FREEHOLD

Note 1: Refer to Legal Pack for Floor Plans

Note 2: No.30 Union Street is also being offered for sale in this auction – see Lot 16

Note 3: The property includes rights of way - see legal pack.

Note 4: Refer to Auctioneers for the video tour of Flat 1.



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£19,840 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Lee Pomeranc Solicitors

Tel: 020 8201 6299 Ref: Michael Lee

Email: michaellee@leepomeranc.co.uk

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 24 (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 23'0" Area Approx. 1,003 sq ft ¹ WC Basement Area Approx. 1,000 sq ft ²	S. Liu (Chinese Massage)	6 years from 1st February 2019	£5,200	FRI – Law Society Lease
Flat 1 (1st & 2nd Floor – Front)	2 Bedrooms, Open Plan Living Room/Kitchen, Bathroom/WC. (GIA Approx. 829 sq ft ³)	2 Individuals	1 year from 27th August 2022 (Re-located from a smaller flat at No.30 Union Street)	£7,200	AST
Flat 2 (1st & 2nd Floor – Rear)	Not inspected – 2 Bedrooms, Living Room with door to Roof Terrace, Kitchen, Shower Room/WC (GIA Approx. 925 sq ft ³)	Individual	1 year from 1st March 2023 (In occupation for a number of years – Renewal of a previous AST which expires on 28th February 2023)	£7,440	AST
				Total: £19,840	

¹Not inspected by Barnett Ross. Area taken from VOA.

²Not inspected. Area provided by Vendor.

³Area taken from EPC.