



SITUATION

Located close to Union Passage which leads directly to the pedestrianised Commercial Street and near 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 **Goal 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 (via No. 29a) to **3 Self-Contained Flats** planned on first and second floors. In addition, the shop benefits from rear access via Goal Street.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

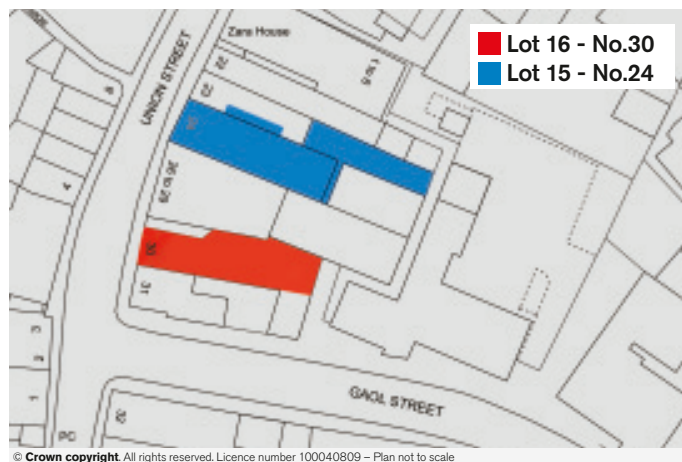
Planning Permission was granted by Hereford District Council on 7th April 2015 (now lapsed) for 'Proposed renewal of roof to rear wing to facilitate an additional residential dwelling and associated alterations'. This Planning would enable the creation of a 1 Bed Flat.

Refer to Legal Pack for Planning Documentation

Note 1: Refer to Legal Pack for Floor Plans.

Note 2: No.24 Union Street is also being offered for sale in this auction - see lot 15

Note 3: Refer to Auctioneers for the video tours of the flats.



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£29,896 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'**

Rear/side view of 30 Union Street from Goal Street



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---------------------------------------|--|---|---|-----------------------|-------------------------|
| No. 30 (Shop & Rear Basement) | Ground Floor Shop Gross Frontage 17'5" Internal Width 15'9" widening to 19'5" (max) Shop Depth 40'9" Built Depth 88'7" 2 WCs Rear Basement Accessible Area Approx. 348 sq ft | J. Halpel t/a Blackfriars Tattoo | 6 years from 1st March 2020 | £8,496 | FRI – Law Society Lease |
| Front Basement | Shower, WC & Basin (Accessed from No.29) | A.M.J. Saramiejo | 6 years from 1st August 2022 | £100 | FRI – Law Society Lease |
| Flat 5 (1st Floor – Front) | Bedroom, Open Plan Living Room/Kitchen, Bathroom/WC (GIA Approx. 365 sq ft) | Individual (with Guarantor) | 1 year from 9th August 2022 | £7,200 | AST |
| Flat 6 (1st Floor – Middle) | Bedroom, Open Plan Living Room/Kitchen, Bathroom/WC (GIA Approx. 479 sq ft) | Individual | 1 year from 17th September 2022 | £7,200 | AST |
| Flat 7 (1st & 2nd Floor – Rear) | Bedroom, Open Plan Living Room/Kitchen, Bathroom/WC (GIA Approx. 591 sq ft) | 2 Individuals | 1 year from 7th May 2022 (Renewal of a previous AST) | £6,900 | AST |
| | | | | Total: £29,896 | |

