



## 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 **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**, **2 Basements** and separate front access (via No. 29a) to **3 Self-Contained Flats** on the first and second floors.

In addition, the Shop benefits from rear access via Gaol Street.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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**£8,596** 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)	<b>Ground Floor Shop</b> Gross Frontage 17'5" Internal Width 15'9" widening to 19'5" (max) Shop Depth 40'9" Built Depth 88'7" 2 WCs <b>Rear Basement</b> Accessible Area Approx. 348 sq ft	<b>J. Harper t/a Blackfriars Tattoo</b>	6 years from 1st March 2020	£8,496	FRI – Law Society Lease. <b>Rent Review 1st March 2023 (Outstanding)</b>
Front Basement	Shower, WC & Basin (Accessed from No. 29)	<b>A. M. J. Saramiejo</b>	6 years from 1st August 2022	£100	FRI – Law Society Lease. <b>Annual Rent Reviews.</b>
Flats 5, 6 & 7 (1st & 2nd Floors)	3 Flats (each Open Plan Living Room/Kitchen, Bathroom/WC)		999 years from completion	Peppercorn	FRI
				<b>Total: £8,596</b>	