



SITUATION

In the centre of Leominster, which is a historic market town lying approximately 15 miles north of Hereford and 22 miles west of Kidderminster. The property is located just off West Street which includes multiples such as **Specsavers**, **Halifax** and **Scrivens** and is opposite a large **Co-operative Supermarket** and an **Aldi** (with a free 90 minute car park for shoppers) and the town's Bus Station. **In addition, Black Swan Walk is the main pedestrianised link between the Co-operative Supermarket and the town centre.**

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with internal access to an **Office/Store Room** on the first floor. The property benefits from rear access.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	13'3"
Internal Width	12'8"
Shop Depth	25'6"

First Floor

Office/Store Room	15'2" x 7'0"
WC	

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: Refer to Auctioneers for the virtual tour of the property.



Vacant Shop & Upper

Joint Auctioneers

Jonathan Wright Estate Agents
Tel: 01568 616 666 Ref: Jonathan Wright
Email: post@jonathanwright.co.uk

Vendor's Solicitors

Taylor Rose MW
Tel: 020 3540 4444 Ref: Peter Hambleton
Email: peter.hambleton@taylor-rose.co.uk

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

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'**

