



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 and rear Sales Area/Office** with internal access to an **Office/Store Room** on the first floor. The property benefits from rear access.

ACCOMMODATION

Ground Floor Shop with Rear Sales Area/Office

Gross Frontage	19'10"
Internal Width	18'7"
Shop Depth	25'7"
Kitchenette	

First Floor

Office/Store Room	13'9" x 13'2"
Kitchenette	13'5" x 6'6"
WC	



VAT is NOT applicable to this Lot

FREEHOLD offered with **VACANT POSSESSION**

Note 1: The adjoining smaller Vacant Shop & Upper (No.3) sold for £54,000 in our May 2023 auction.

Note 2: Refer to Auctioneers for the virtual tour of the property.

Vacant Shop & Upper

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

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
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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'**



The Property