



### 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** and **Scrivens** and is opposite a large **Co-operative Supermarket** and an **Aldi (with 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 corner building comprising a **Ground Floor Shop** with internal access to an **Office/Ancillary Store** on the first floor.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	20'4"
Internal Width	19'5"
Shop Depth	25'6"

#### First Floor

Office/Ancillary Store	19'10" x 14'6"
WC	

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: The smaller Vacant Shop & Upper at 1 Black Swan Walk sold for £65,000 in our July 2023 Auction.**

**Note 2: There is an area of land adjoining the property which has been used by previous tenants for many years for parking 1 car, but no warranty is provided in this respect.**

**Note 3: Refer to the Auctioneers for the video 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  
Email: peter.hambleton@taylor-rose.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'**

