

**Lot 40, 11/13 West Street, Leominster,  
Herefordshire HR6 8EP**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Freehold Retail Opportunity and Residential Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)



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## Property Information

### Freehold Retail Opportunity and Residential Investment

- Comprises shop with two separately accessed 2 bed flats on the upper floors
- Immediate asset management opportunities
- Busy position in town centre
- Nearby occupiers include Co-op Food, Specsavers, Scrivens, Age UK, Sue Ryder and Subway
- VAT Free
- In the same ownership for over 50 years
- 

#### Lot

40

#### Auction

15th May 2025

#### Rent

£12,900 per Annum Exclusive  
plus vacant shop to be let

#### Sector

High Street Retail, Residential

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

22 miles west of Worcester, 40 miles south west of Birmingham

#### Roads

A44, A49, A456, M5 (Junction 7)

#### Rail

Leominster Railway Station

#### Air

Birmingham International Airport

### Situation

The property is situated in the historic market town of Leominster on the south side of West Street, close to its junction with High Street. Nearby occupiers include Co-op Food, Specsavers, Scrivens, Age UK, Sue Ryder and Subway.

### Tenure

Freehold.

### Description

The property comprises a ground floor shop with two separately accessed two bed flats on the upper two floors.

### VAT

VAT is not applicable to this lot.

### Octopus Bridging Loan for Buyers

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	62.50	(672)	VACANT POSSESSION		
First	Residential 2 Bed Flat	57.04	(614)	INDIVIDUAL	6 month AST from 22/04/2022	£6,000
Second	Residential 2 Bed Flat	57.97	(624)	INDIVIDUAL	6 month AST from 08/12/2024	£6,900
<b>Total</b>		<b>177.51</b>	<b>(1,910) (1)</b>			<b>£12,900</b>

(1) The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The residential floor areas are provided by the EPC's.



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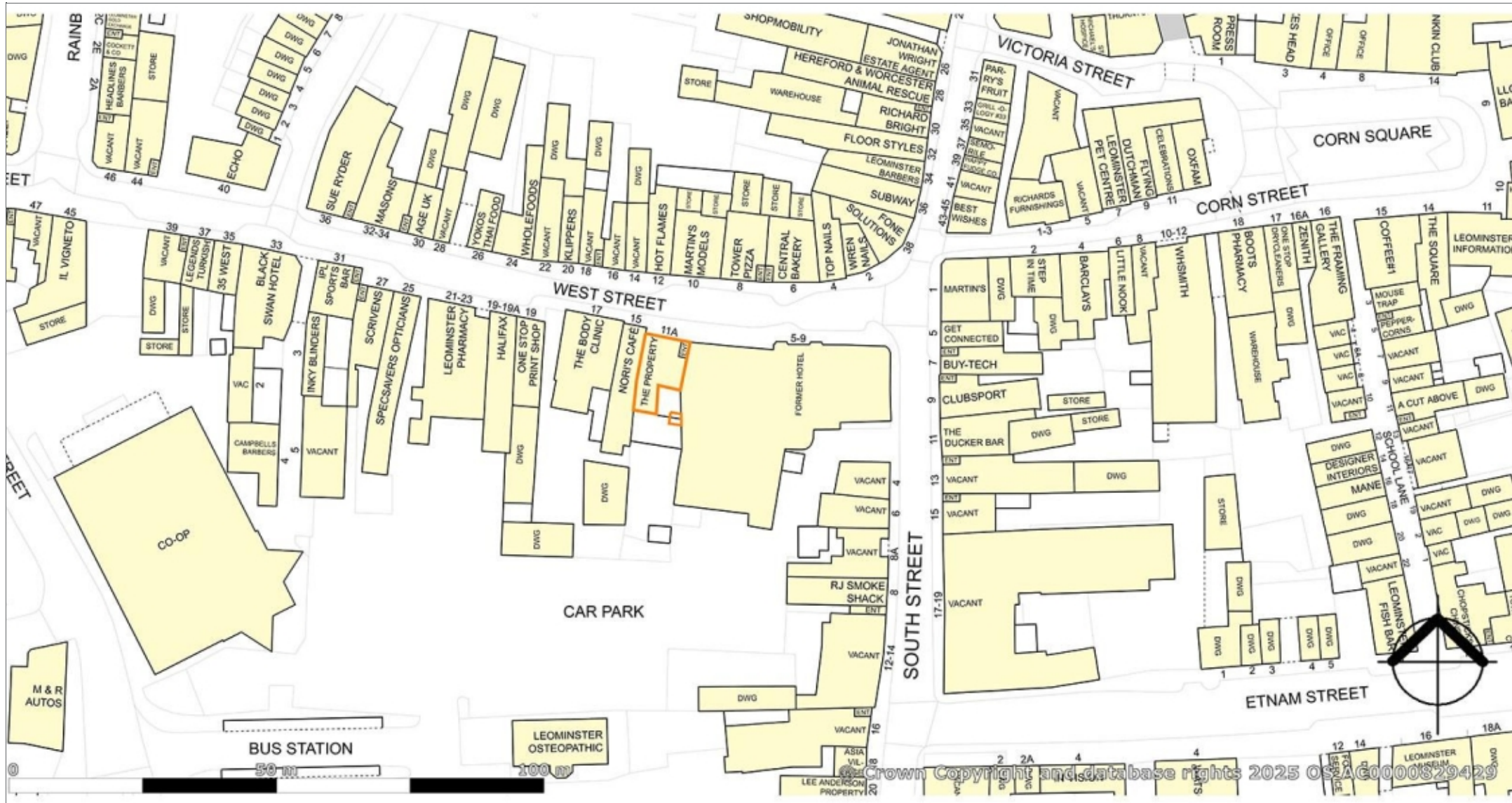
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## Contacts

### Acuitus

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