

# Lot 65

£42,000 per annum exclusive

## 56 Commercial Street, Hereford, Herefordshire HR1 2DJ

Freehold Retail Investment



### Key Details

- Let to Beaconsfield Footwear Limited (t/a Hotter Shoes)
- 2017 tenant break option removed
- Re-based rent
- Nearby retailers include Marks & Spencer, Sports Direct, WH Smith, Lakeland, Starbucks and Costa
- Prominent pedestrianised City Centre location opposite Maylord Shopping Centre

### Location

Miles: 25 miles south-west of Worcester  
65 miles south-west of Birmingham

Roads: A49, A438, M5, M50

Rail: Hereford Railway Station

Air: Birmingham Airport

### Situation

The property is situated in a highly prominent location on the southern side of the pedestrianised section of Commercial Street, close to its junction with High Town and St Peter's Street and directly opposite the main entrance to The Maylord Shopping Centre. Nearby occupiers include Marks & Spencer, Boots the Chemist, WH Smith, Costa, Starbucks, Waterstones and Lakeland.

### Description

The property comprises a ground floor shop with ancillary accommodation on the first and second floors.

### Tenure

Freehold.

### VAT

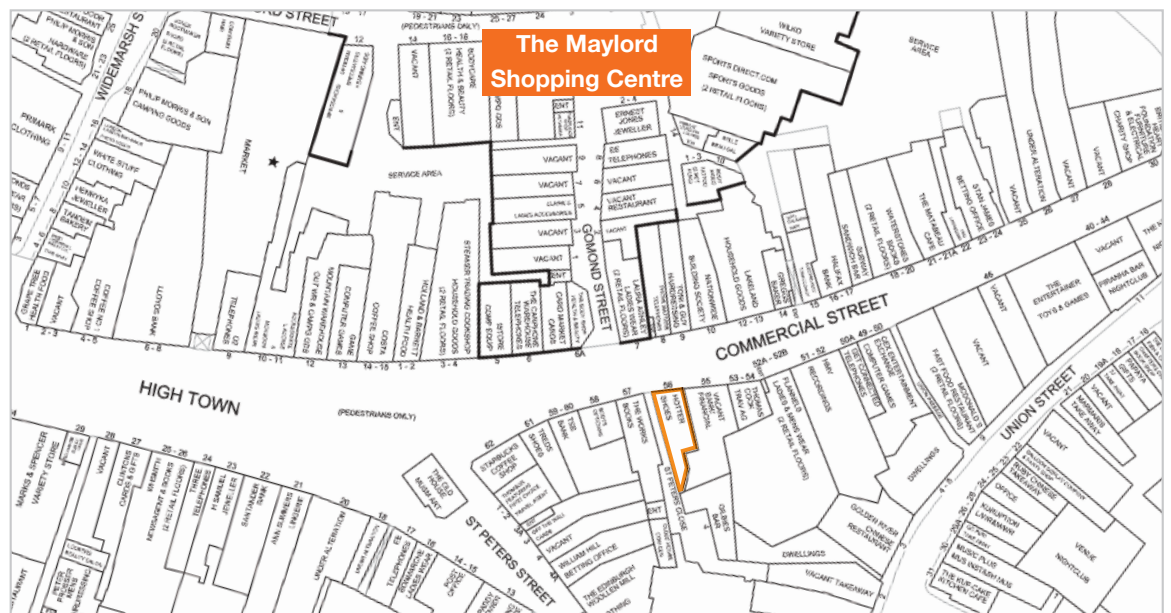
VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	62.02 sq m (668 sq ft)	BEACONSFIELD FOOTWEAR	10 years from 09/10/2012 until 08/10/2022 on a full repairing and insuring lease	£42,000
First	Ancillary	39.52 sq m (425 sq ft)	LIMITED		
Second	Ancillary	37.80 sq m (407 sq ft)	t/a Hotter Shoes (1)		
<b>Total</b>		<b>139.34 sq m (1,500 sq ft)</b>			<b>£42,000</b>

(1) Founded in 1959, Hotter Shoes are now the largest shoes manufacturer in the UK, producing 2.2 million pairs of shoes last year and operating from about 85 stores nationwide. For the year ending 31st January 2016, Beaconsfield Footwear Limited reported a turnover of £101,330,000, pre-tax profits of £3,425,000 and a total net worth of £33,508,000 (Sources: www.hotter.com and Experian Group 18/09/2017).



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