

# Lot 39

£170,000 per annum  
exclusive

## 10/11 High Town, Hereford, Herefordshire HR1 2AA

Freehold Retail Investment



# Tenancy and accommodation

**Lot 39**

£170,000 per annum exclusive

### Key Details

- Let to Monsoon Accessorize Limited
- Prime pedestrianised retailing position in historic cathedral city
- Nearby occupiers include WH Smith, Holland & Barrett, Costa Coffee, Boots the Chemist and Three Mobile
- Residential potential (subject to consents)

### On behalf of a Major Fund Manager

#### 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 prominently situated in a prime position on the north side of pedestrianised High Town, in the heart of the city centre. Nearby occupiers include WH Smith, Holland & Barrett, Costa Coffee, Boots the Chemist and Three. Every Wednesday and Saturday, Hereford's retail market trades directly outside the property, further enhancing footfall.

#### Description

The property comprises a double fronted ground floor retail unit with first floor ancillary accommodation. The second and third floors provide further ancillary space and are currently unused by the tenant. We understand there is a basement which is currently inaccessible. Part of the property is Grade II listed.

#### Tenure

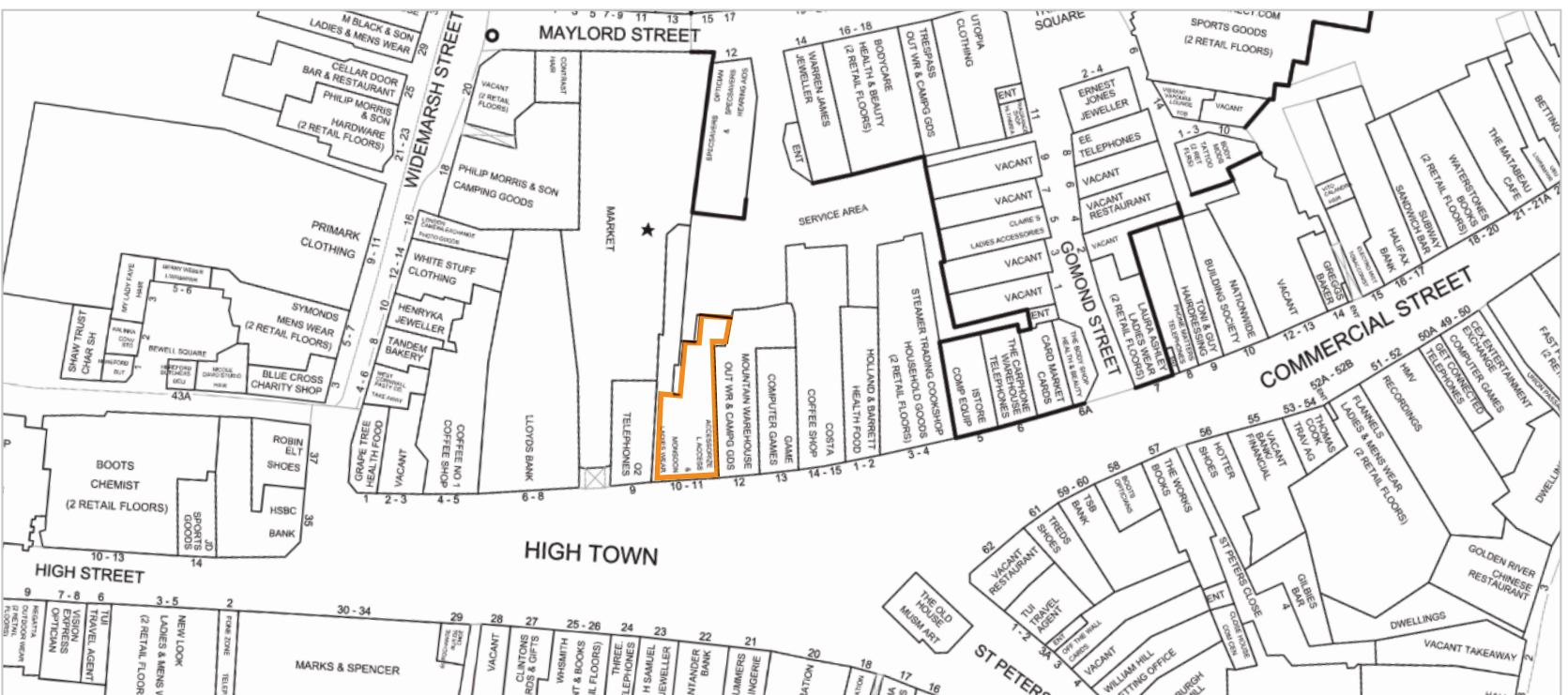
Freehold.

#### VAT

VAT is applicable to this lot.

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	239.05 sq m (2,573 sq ft)	MONSOON	25 years from	£170,000	23/06/2021
First	Ancillary	189.80 sq m (2,043 sq ft)	ACCESSORIZE LTD	24/06/1996 on a		
Second	Ancillary	102.47 sq m (1,103 sq ft)	(1)	full repairing and		
Third	Ancillary	33.17 sq m (357 sq ft)		insuring lease (2)		
Basement	Not inspected					
<b>Total</b>		<b>564.49 sq m (6,076 sq ft)</b>			<b>£170,000</b>	

(1) Monsoon opened its first store in 1973 and now has more than 1,000 Monsoon Accessorize stores all over the world (Source: uk.monsoon.co.uk 19/09/2018).  
(2) The second and third floors are subject to a schedule of condition.



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