

Lot 10

£170,000 per annum
exclusive

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

Freehold Retail Investment



Tenancy and accommodation

Lot 10

£170,000 per annum exclusive

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					
Total		564.49 sq m (6,076 sq ft)			£170,000	

(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.

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

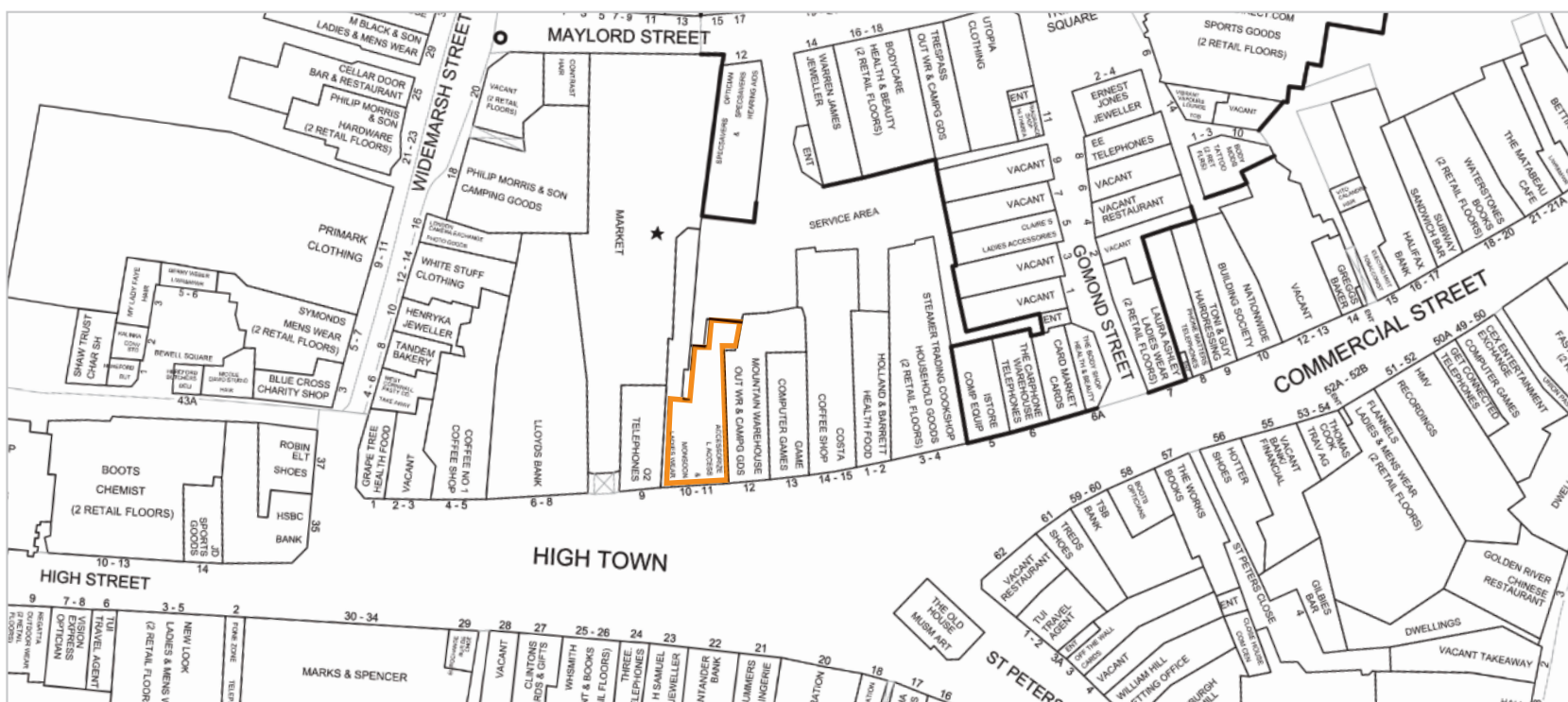
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk..



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Gwen Thomas
+44 (0)20 7034 4857
gwen.thomas@acuitus.co.uk

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Seller's Solicitors: Hamlins
John Leasure
+44 (0)20 7355 6073
john.leasure@hamlins.com