



48 West Street  
Leominster, HR6 8EU

Auction Guide  
£150,000

COBB  
AMOS

# 48 West Street

Leominster  
HR6 8EU

**\*\* FOR SALE BY PUBLIC AUCTION ON MAY 17TH AT 6PM AT LUCTONIANS SPORTS CLUB, KINGSLAND HR6 9SB \*\***

A freehold mixed premises comprising shop and retail area of approx. 800 sq ft, along with two independently accessed first floor one bedroom flats. The unit is positioned in a central location within Leominster, with all units having tenants in situ.

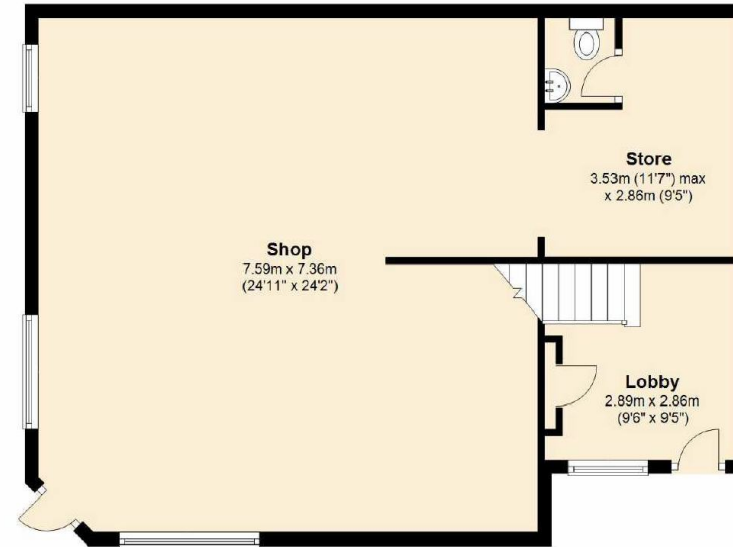
- 800 sq ft Shop
- 2 x 1 Bedroom flats
- Tenants in situ
- Prominent corner position
- £14,450 per annum
- Town centre location

## Directions

From our offices on Broad Street, walk down Burgess Street, at the end turn left where the property can be found on the right hand side.

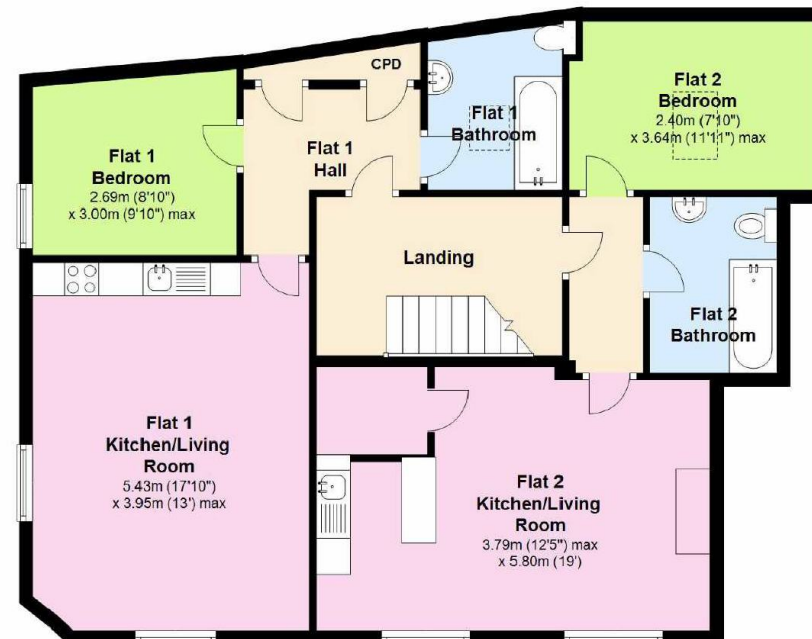
## Ground Floor

Approx. 74.8 sq. metres (805.3 sq. feet)



## First Floor

Approx. 89.4 sq. metres (962.7 sq. feet)



Total area: approx. 164.2 sq. metres (1767.9 sq. feet)



## Introduction

The property would make an ideal investment purchase with tenants in situ in all units, which currently generates around £14,450 per annum. The popular market town of Leominster boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

## The shop

With door and double display window on to West Street / Rainbow Street. The shop has a large retail area which is divided in two by steps, and rear staff area with kitchenette / store and WC. Current rental: £5,150 per annum, leased until 19th May 2019. The rent will be increasing on 1 June 2018 to £5305 per annum (increasing per annum by 3% or RPI whichever the greater).

## Flat 1

Fully refurbished to a high standard with modern finish and brand new kitchen. With internal stair access, door in to lobby, bedroom, bathroom with power shower, open plan living area with newly fitted kitchenette and reception area. Modern electric heating and domestic hot water system. Current rental: £395 per calendar month (£4,740 p/a).

## Flat 2

With internal stair access, door in to lobby, bedroom, bathroom, open plan living area with newly fitted kitchenette and reception area. Current rental: £380 per calendar month (£4,560 p/a).

## Services

Mains water and electricity are both connected to the property.

## Investment potential

The premises when fully let returns around £14,450 per annum, offering an investor around 9.6% gross return on investment.

## Method of sale

The property will be sold by auction on Thursday 17th May at 6pm sharp at Luctonians Sports & Social Club in Kingsland. The successful bidder will be required to sign the contract and place a 10% deposit down on the evening with completion and the balance paid 28 days later.

## Auction pack and solicitors

The auction pack will be available for inspection at least 7 days before the auction.

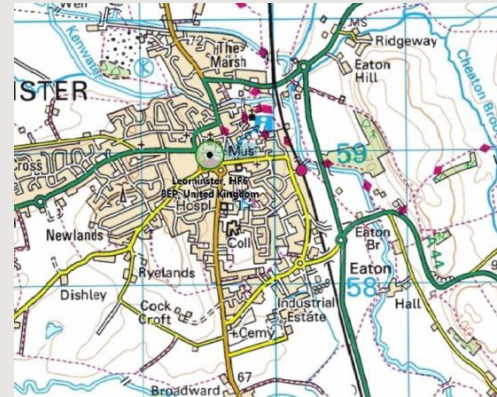
Solicitors: David Lloyd, Margraves Solicitors, Old Court Chambers, Spa Road, Llandrindod Wells, Powys, LD1 5EY; 01597 825565; enquiries@margraves.co.uk.

## Do you have a property to sell or rent?

We offer a free market appraisal and according to Rightmove we are the number one agent across our region for sales and lets agreed\*

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 72, Potential 72  
Environmental Impact (CO<sub>2</sub>) Rating: Current 72, Potential 72







**COBB  
AMOS**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.  
MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.  
\* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

**For viewings or  
more information  
please contact**

**01568 610 310  
www.cobbamos.com  
leominster@cobbamos.com**