

LOT 27 - Hereford

Commercial Auction - 7th May 2026



****Freehold Shop Investment & Vacant Upper Floors with Residential Planning Consent ****

14, 15 & 15A St. Peters Street, Hereford, Herefordshire, HR1 2LE

LOT 27 - Hereford

**Freehold Shop Investment & Vacant Upper Floors with Residential Planning Consent **

14, 15 & 15A St. Peters Street, Hereford, Herefordshire, HR1 2LE

GUIDE PRICE *

£400,000+

Gross Initial Yield 15%

Commercial - 7th May 2026

Live Stream (the first lot to be offered at 11am)



Key Features

- Shop let to Reed In Partnership until 2027 (2)
- Benefits from planning consent to create seven flats (3)
- Total accommodation of approx. 536.1sq m (5,771sq ft)
- Pedestrianised city centre location close to Hereford Railway Station
- Close to Santander, Three, Clinton, TG Jones, Lloyds, JD Sports and Holland & Barrett
- VAT is applicable

Current Rent Reserved

£60,000 p.a.

Plus 2,806sq ft vacant upper floors

Tenure

Freehold

null

Location

- ★ Hereford is an attractive and historic cathedral city situated some 50 miles south-west of Birmingham and 25 miles north-west of Gloucester on the A49
- ▲ The A49 provides access to Leominster to the north and Ross-on-Wye (M50) to the south whilst the A4103 provides access to Worcester
- 🚉 Hereford Rail Station is some 750 metres from the property, providing regular mainline rail services to London Paddington (fastest journey time 2 hours 51 minutes)
- 🚏 The property is situated on the south side of St. Peters Street, close to its junction with Offa Street
- 🏪 Occupiers close by include Santander, Three, Clinton, TG Jones, Lloyds, JD Sports and Holland & Barrett amongst many others

Planning

- (3) The property benefits from planning consent (P193881/F) dated 24th March 2020 for 'Proposed part change of use of existing ground floor retail space to 2No. residential apartments and retention of remaining retail unit. Change of use of existing first and second floor offices to 5 No. residential apartments.' A Cook Brown Building Report, available in the legal pack, dated 2nd December 2022 confirm the works have commenced. Please refer to the legal pack for further details. All enquiries should be made with the local authority: Herefordshire Council www.herefordshire.gov.uk.

VAT - VAT is applicable to this lot.

Allsop

Jonathan Wright.
Tel: 07764 755610
Email: jonathan.wright@allsop.co.uk

Sellers Solicitor

Terence James Macey.
Macey & Co
Tel: 02088532710
Email: terrymacey@hotmail.com

Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
Reed In Partnership Ltd ⁽¹⁾	Ground Floor	275.4 sq m	2,964 sq ft	A term of years from 02.04.2021 and expiring 31.07.2027 ⁽²⁾ Rolling Tenant break option on 6 months notice	£60,000 p.a.	Reversion 2027
Vacant	First Floor	133.7 sq m	1,439 sq ft	Vacant		
	Second Floor	127 sq m	1,367 sq ft			
	Subtotal	260.7 sq m	2,806 sq ft			
	Total	536.1 sq m	5,771 sq ft	Total	£60,000 p.a.	

(1) For the year ended 30.06.2025 Reed In Partnership Limited reported a turnover of £212,976,000, a pre-tax profit of £16,598,000, and shareholders funds and a net worth of £56,846,000 (Source Experian 14.04.2026) www.reedinpartnership.co.uk

N.B. Not inspected by Allsop, ground floor areas sourced from www.voa.gov.uk, and upper floor areas provided by Vendor.

Featured 1



Featured 2



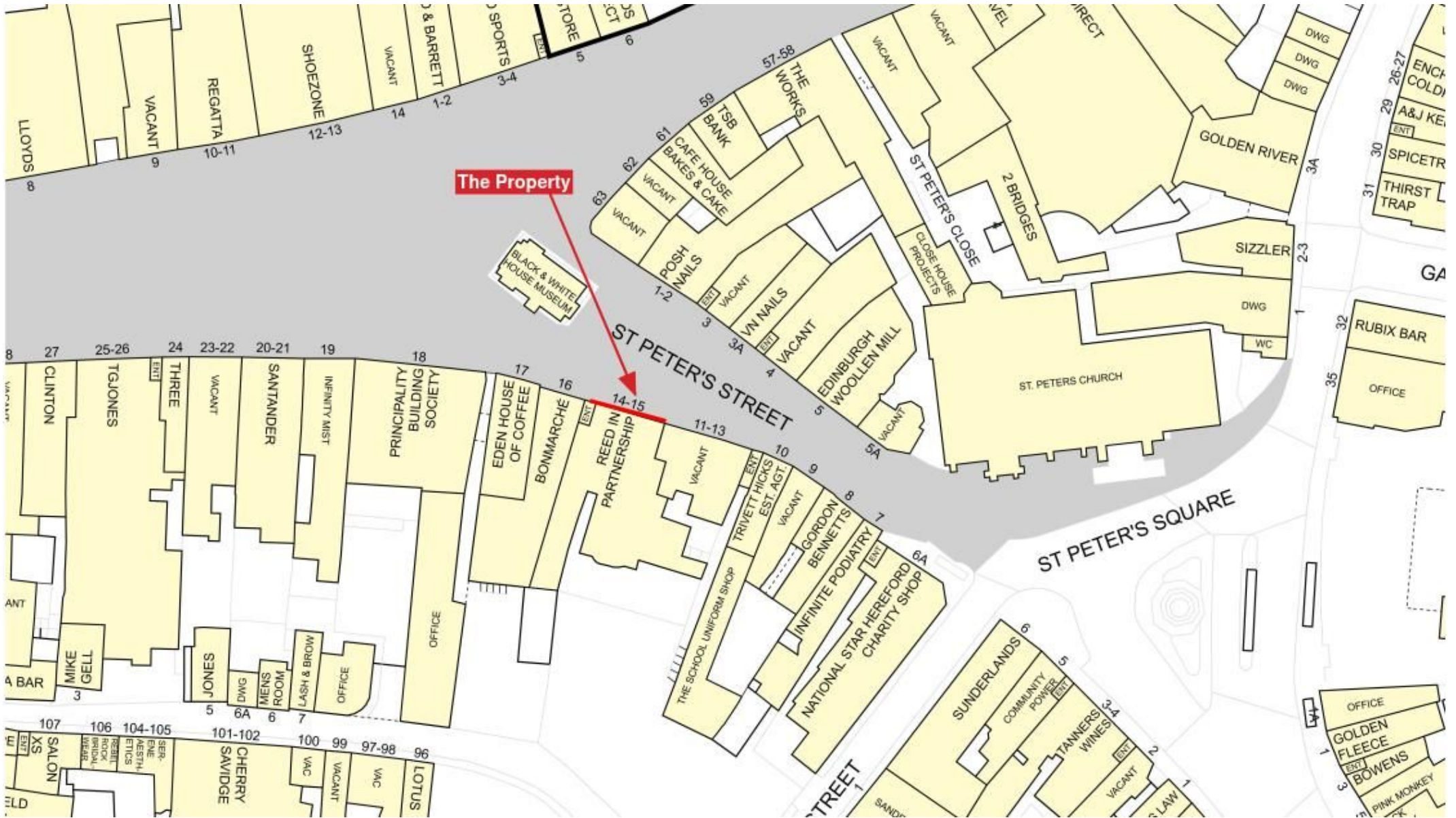
Featured 3



Featured 4



GOAD Map





Addendum

The address of the property is as stated above

Disclaimer

--**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:
Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
 - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT
- Commercial Auctions
- All Lots: Buyers Fee £1,500 excluding VAT

1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.
2. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.
Other Matters
3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
5. Street Trader plans are reproduced with the consent of Edozo Ltd or Experian Goad Ltd. These include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. All rights reserved. Licence number PU 100017316. Location plans are reproduced from the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown copyright and Database Rights 2018 OS 100060020
6. The plans and photographs shown in the catalogue are included in order to assist you in locating the Lot in question. They are not to be taken as drawn to scale and any arrows on plans or photographs are merely to assist you in finding the Lot, not for the purpose of indicating legal boundaries or which direction the lot is facing.
The Auctioneers do not warrant or represent that any plans or photographs show the up to date position with regard to occupiers either for the Lot or for any other properties shown in such plans or photographs.