

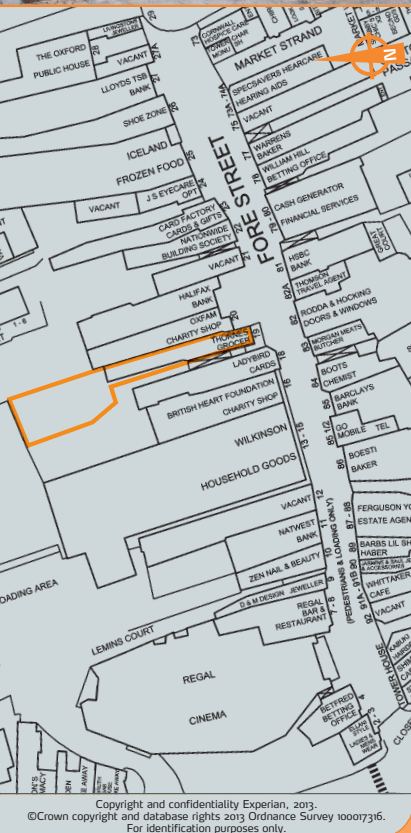
lot 53

19 Fore Street Redruth, Cornwall, TR15 2BD

Rent
£18,100
per annum
exclusive

Retail/Residential Investment

- Let to Thornes Fruit & Veg Ltd on a 10 year lease until January 2022
- First floor comprises a 3/4 bedroom maisonette
- Located in the pedestrianised retail centre
- Rear car parking
- Nearby occupiers include Halifax, Wilkinsons, British Heart Foundation and HSBC



Location

Miles: 15 miles west of Truro
19 miles north-east of Penzance
17 miles south-west of Newquay
Roads: A30, A390, A393
Rail: Redruth Railway Station
Air: Newquay Airport

Situation

The property is centrally located within Redruth's pedestrianised town centre in a prominent retail location. Nearby occupiers include Halifax, Wilkinsons, HSBC and British Heart Foundation. There is a public car park to the rear.

Description

The property comprises a traditional ground floor retail unit with a 3/4 bedroom self-contained maisonette above. To the rear there is a car parking area accessed through the Local Authority owned car park by virtue of an agreement which is determinable at any time by 6 months' notice (2).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	121.3 sq m	(1,306 sq ft)	THORNES FRUIT & VEG LTD (1)	10 years from 01/02/2012 until 01/02/2022	£11,200	01/02/2015 and 01/02/2018
First	Residential	Not measured	Not measured	INDIVIDUAL	Shorthold Tenancy Agreement	£6,900	
Totals		121.3 sq m	(1,306 sq ft)			£18,100	

(1) For the year ending 31st December 2013, Thornes Fruit & Veg Ltd reported a turnover of £2,578,342, pre-tax profits of £132,895 and a total net worth of £131,207. (Source: www.riskdisk.com 25/04/2014).

(2) A copy of the agreement is annexed to the lease of the ground floor premises.

(3) The tenant's repairing obligation is subject to a schedule of condition, which is available in the legal pack.

For further details please contact:

Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Alder King
High Water House, Malpas Road,
Truro TR1 1QH.
Tel: +44 (0)1872 227005.
Email: tduncan@alderking.com
Ref: Tom Duncan.



Solicitors:

CVC Solicitors
First Floor, Branswell Mill, Penzance,
Cornwall TR18 2LQ.
Tel: +44 (0)1736 362313.
Email: dlush@cvc-solicitors.co.uk
Ref: David Lush.