

## Booker Cash & Carry Unit, 16 Foundry Square Hayle, Nr. St Ives, Cornwall TR27 4HT

lot 32

### Freehold Cash & Carry Warehouse Investment

- Let to Giant Booker Limited until 2030 (subject to option)
- Five yearly rent reviews to the greater of open market rental value or 2.5% per annum compounded
- Adjacent to Hayle Harbour
- Approximate site area of 0.24 hectares (0.59 acres) with on-site car parking

Rent  
**£69,249**  
p.a.x.  
Rising to a  
minimum of  
**£78,349 p.a.x.**  
in 2020 and  
**£88,644 p.a.x.**  
in 2025



### Location

Miles: 5 miles south-east of St Ives  
70 miles south-west of Plymouth  
Roads: A30  
Rail: Hayle Railway Station  
Air: Exeter Airport

### Situation

Hayle is an attractive and popular tourist destination situated on the northern coast in one of Cornwall's World Heritage sites, some 5 miles south-east of St. Ives. The property is situated some 300 metres south-west of Hayle town centre. Nearby occupiers include Lloyds Bank, Asda Superstore and Barclays Bank.

### Description

The property comprises a cash-and-carry warehouse with ground floor warehouse accommodation and ancillary office space on the first floor. The property benefits from a site area of 0.24 hectares (0.59 acres) with on-site car parking.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Warehouse	2,111 sq m	(22,723 sq ft)	<b>GIANT BOOKER LIMITED (1)</b>	25 years from 28/02/2005 until 27/02/2030 on a full repairing and insuring lease (2)	£69,249	28/02/2020 (3)
First	Office/Ancillary	344.20 sq m	(3,705 sq ft)				
<b>Totals</b>		<b>2,455.20 sq m (26,428 sq ft)</b>				<b>£69,249 rising to a minimum of £78,349 pa in 2020</b>	

(1) For the year ending 28/03/2014, Giant Booker Limited reported a turnover of £9,200,000, pre-tax profits of £2,000,000 and a total net worth of £222,700,000. (Source: www.riskdisk.com 09/09/2015).

(2) The lease provides for a tenant option to determine the lease on 28/02/2025.

(3) The lease provides for the rent to be reviewed every 5 years to the greater of the open market rental value or the current rent reserved plus to 2.5% per annum compounded. Therefore, the rent will increase to a minimum of £78,349 per annum exclusive in February 2020 and £88,644 per annum exclusive in 2025.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
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See: **www.acuitus.co.uk** for further details

### Seller's Solicitors:

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