

lot 37

## 25 Fore Street Redruth, Cornwall TR15 2BQ

Rent  
£82,310 per  
annum  
exclusive

### Freehold Supermarket Investment

- Let to Iceland Foods Limited until February 2030 (no breaks)
- 2025 tenant break option removed
- 5 yearly fixed rental increases at 2.5% per annum compounded

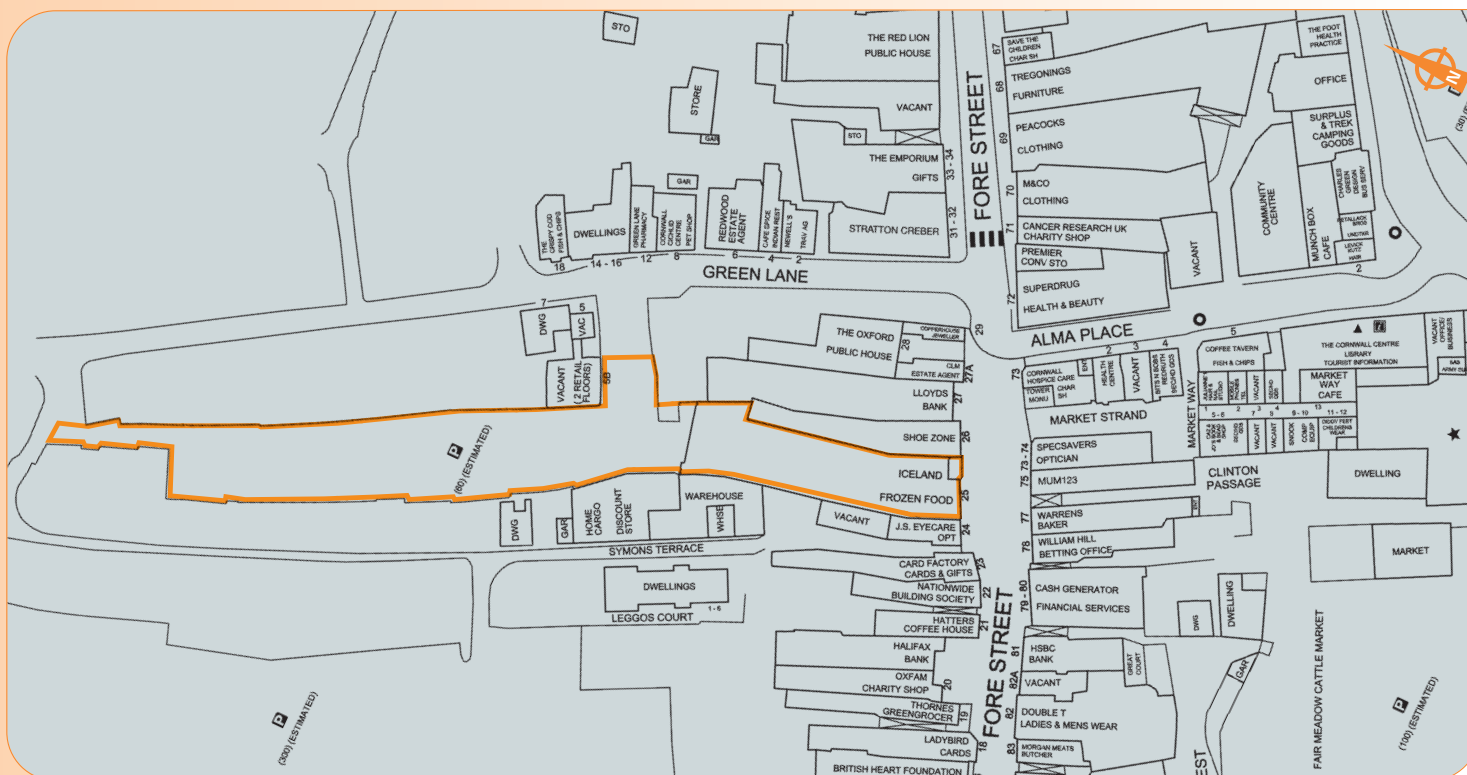
- Approximately 12,560 sq ft
- Nearby occupiers include Superdrug, Wilkinson, Boots the Chemist, Peacocks and branches of Lloyds, Halifax and Barclays banks





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#### Location

Miles: 9 miles west of Truro  
17 miles north-east of Penzance  
Roads: A30, A39, A394  
Rail: Redruth Railway Station  
Air: Newquay Airport

#### Situation

The property is prominently positioned on the northern side of Fore Street, close to its junction with Alma Place, in the heart of the town centre. Nearby occupiers include Superdrug, Wilkinson, Boots the Chemist, Peacocks and branches of Lloyds, Halifax and Barclays banks.

#### Description

The property comprises a ground floor supermarket with ancillary accommodation on the lower ground, first and second floors. The property benefits from a secondary entrance to the rear of the store that opens onto the customer car parking area with parking for about 45 cars.

#### 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.	Fixed Rental Uplifts/(Reversion)
Ground	Supermarket/Ancillary	593.63 sq m	(6,390 sq ft)	<b>ICELAND FOODS LIMITED (1)</b>	25 years from 28/02/2005 on a full repairing and insuring lease	£82,310 rising to £93,126 in Feb 2020 and to £105,364 in Feb 2025	28/02/2020
Lower Ground	Ancillary	15.28 sq m	(164 sq ft)				28/02/2025
First	Ancillary	516.62 sq m	(5,561 sq ft)				(27/02/2030)
Second	Ancillary	41.33 sq m	(445 sq ft)				
<b>Totals</b>		<b>1,166.82 sq m</b>	<b>(12,560 sq ft)</b>			<b>£82,310</b>	

(1) For the year ending 27th March 2015, Iceland Foods Limited reported a turnover of £2,682,021,000, pre-tax profits of £58,794,000 and a total net worth of £709,630,000. (Source: Experian Group 25/05/2016).

#### For further details please contact:

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#### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

#### Joint Auctioneer:

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#### Seller's Solicitors:

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