

16-22 Fore Street St Austell, Cornwall PL25 5EP

lot 61

Freehold Retail Parade Investment

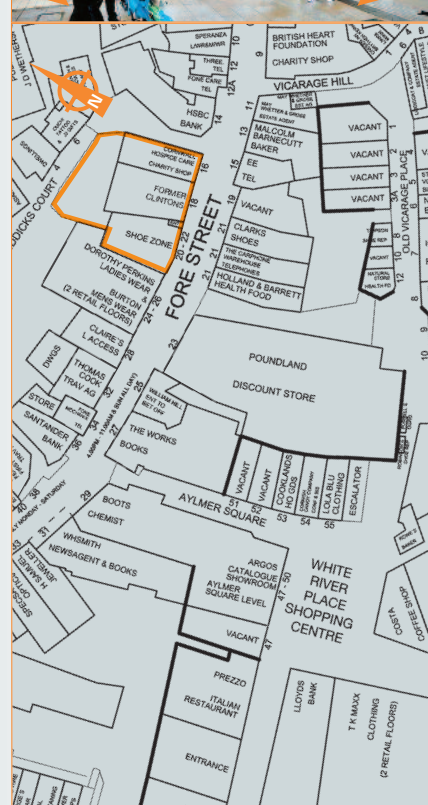
- Comprises three retail units
- Let to tenants trading as Shoe Zone and Cornwall Hospice Care
- Located on St Austell's principal pedestrianised retailing thoroughfare
- Close to White River Place Shopping Centre
- Nearby occupiers include Boots the Chemist, WH Smith, Holland & Barrett and Clarks

Rent
£72,250 per annum
exclusive
(with 1 unit
vacant to
let)



On behalf of
Receivers

CBRE



Location

Miles: 13 miles north-east of Truro
39 miles west of Plymouth
74 miles south-west of Exeter
Roads: A390, A30, A39
Rail: St Austell Railway Station
Air: Exeter International Airport

Situation

The property is prominently situated on the north side of pedestrianised Fore Street, the town's principal retailing thoroughfare. White River Place Shopping Centre is close by housing retailers including Prezzo, TK Maxx, New Look, Superdrug and Costa. Other nearby occupiers on Fore Street include Boots the Chemist, WH Smith, Holland & Barrett and Clarks.

Description

The property comprises an unbroken parade of three retail units, providing ground floor retail accommodation with ancillary accommodation on the first and second floors. The property benefits from a rear yard accessed from Biddicks Court.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
No. 16	Ground First	Retail/Ancillary	81.80 sq m	(881 sq ft)	CORNISH HOSPICE CARE LIMITED (1)	From 25/08/2010	£25,000	28/01/2019
	Ancillary		68.50 sq m	(737 sq ft)				
No. 18	Ground First	Retail/Ancillary	169.90 sq m	(1,829 sq ft)	VACANT			
	Ancillary		165.30 sq m	(1,779 sq ft)				
	Second	Ancillary	36.60 sq m	(394 sq ft)				
No. 20-22	Ground First	Retail/Ancillary	128.30 sq m	(1,381 sq ft)	ZONE RETAIL t/a Shoe Zone (formerly Oliver Timpson Retail Limited) (2)	25 years from 24/06/1992	£47,250	23/06/2017
	Ancillary		79.60 sq m	(857 sq ft)				
	Second	Ancillary	65.70 sq m	(707 sq ft)				
Totals			795.70 sq m	(8,565 sq ft)			£72,250	

(1) Cornish Hospice Care is a charity offering hospice care to patients and their families. Cornish Hospice Care trades from 28 stores throughout Cornwall. (Source: www.cornishhospice.co.uk)

(2) Shoe Zone operate from over 500 stores throughout the UK and Republic of Ireland (www.shozone.com).

For further details please contact:

Jo Seth-Smith

Tel: +44 (0)20 7034 4854
Email: jo.seth-smith@acuitus.co.uk

Will Moore

Tel: +44 (0)20 7034 4858
Email: will.moore@acuitus.co.uk

www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP

Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

DENTONS

Seller's Solicitors:

Walker Morris LLP

Kings Court, 12 King Street, Leeds LS12 2HL
Tel: +44 (0)113 283 2656
Email: austin.judson@walkermorris.co.uk
Ref: Austin Judson