

17/18 Market Street, Falmouth, Cornwall TR11 3AF

Freehold Retail Investment

Lot 43

£63,250 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	210.3 sq m (2,264 sq ft)	WH SMITH	15 years from 05/08/2004	£63,250	04/08/2019
First	Retail/Ancillary	172.35 sq m (1,855 sq ft)	RETAIL			
Second	Ancillary	38.5 sq m (414 sq ft)	HOLDINGS LIMITED (1)			
Totals		421.15 sq m (4,533 sq ft)			£63,250	

(1) For the year ending 31st August 2016, WH Smith Plc reported a turnover of £175,131,000, a pre-tax profit of £753,020,000 and a net worth of £461,234,000 (Source: Experian Group 7/11/2017).

Key Details

- Entirely let to WH Smith Retail Holdings Limited
- Prominent town centre location
- Prosperous and popular Cornish tourist destination
- Nearby occupiers include Marks & Spencer, Poundland, Moss Bros, New Look, Costa, Mountain Warehouse, Joules and Boots

On Behalf of Receivers



Location

Miles: 80 miles west of Exeter
18 miles south of Newquay
10 miles south-west of Truro
Roads: A39, A394, A393
Rail: Falmouth Town Railway Station
Air: Cornwall Airport Newquay

Situation

The property is prominently located on the south side of the busy Market Street, equidistant from its junction with Killigrew Street to the west and Church Street to the east. Nearby occupiers include Marks & Spencer, Poundland, Moss Bros, Mountain Warehouse, Costa and Boots.

Description

The property comprises substantial ground floor retail accommodation with first floor retail and ancillary accommodation and second floor ancillary accommodation. The property benefits from a substantial window frontage of 11.5m (37ft).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act 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 Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act 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



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