

Lot 48

£30,000 per annum exclusive

36-38 Fore Street, Bodmin, Cornwall PL31 2HL Freehold Retail Investment



Key Details

- Entirely let to WHSmith Retail Holdings Limited
- New 5 year lease (renewal) from March 2017 (subject to option)
- Tenant in occupation since at least 2002 (approx. 16 years)
- Prime trading location adjacent to Boots the Chemist and opposite Costa
- Popular Cornish market town

Location

Miles: 24 miles north-west of Plymouth
50 miles west of Torquay
Roads: A30, A389
Rail: Bodmin Parkway Railway Station
Air: Newquay Airport

Situation

The property is situated in a prime trading location on the southern side of Fore Street, the town's principal retailing thoroughfare. Nearby occupiers include the adjacent Boots the Chemist, with Costa, Millets, Superdrug and Iceland close by. Other nearby occupiers include Superdrug, Iceland and Holland & Barrett. Dennison Road public car park is approximately 100 metres away, providing car parking for over 60 cars.

Description

The property comprises a ground floor shop with separately accessed accommodation (not in use) on the first and second floors.

Tenure

Freehold.

VAT

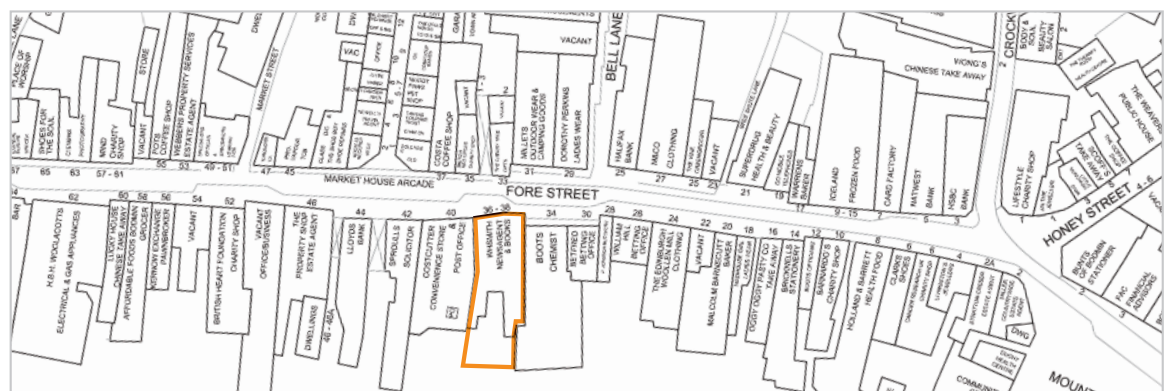
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	239.40 sq m	WH SMITH	5 years from	£30,000	24/03/2022
First/Second	-	-	RETAIL HOLDINGS LIMITED (1) t/a WHSmith	25/03/2017 on a full repairing and insuring lease (2)		
Total		239.40 sq m			£30,000	

- (1) For the year ending 31st August 2017, WH Smith Retail Holdings Limited reported a turnover of £181,024,000, pre-tax profits of £67,219,000 and a total net worth of £449,954,000 (Source: Experian Group 26/04/2018).
- (2) The lease is subject to a tenant option to determine on 24/03/2020. The lease is full repairing and insuring, subject to a Schedule of Condition.



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