

Lot 79

£112,500 per annum
exclusive

Wilko, 13-15 Fore Street,
Redruth, Cornwall TR15 2BD
Freehold Retail Investment



Tenancy and accommodation

Lot 79

£112,500 per annum exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	852.13 sq m	(9,172 sq ft)	WILKO RETAIL LIMITED (1)	15 years from 24/07/2008 on a full repairing and insuring lease	£112,500	23/07/2023
First	Ancillary	735.01 sq m	(7,912 sq ft)				
Lower Ground	Ancillary	23.27 sq m	(250 sq ft)				
Total		1,610.41 sq m	(17,334 sq ft)			£112,500	

(1) For the year ending 28th January 2017, Wilko Retail Limited reported a turnover of £1,512,763,000, a pre-tax profit of £5,198,000 and a total net worth of £142,450,000 (Source: Experian Group 12/4/2018).

Key Details

- Let to Wilko Retail Limited until 2023
- Prominent pedestrianised town centre location
- Neighbouring occupiers include British Heart Foundation, Halifax, Nationwide, Iceland, Lloyds Bank and Peacocks

Location

Miles: 12 miles south-west of Newquay
80 miles south-west of Exeter
Roads: A30, A39, A394
Rail: Redruth Railway Station
Air: Newquay Airport

Situation

Redruth is an attractive Cornwall market town located 12 miles south-west of Newquay. The property is prominently located on the north side of Fore Street, in the centre of the town's pedestrianised retail thoroughfare. Neighbouring occupiers include British Heart Foundation, Halifax, Nationwide, Iceland, Lloyds Bank and Peacocks.

Description

The property comprises ground floor retail accommodation and first floor ancillary accommodation and benefits from substantial frontage, rear loading, rear customer access and car parking.

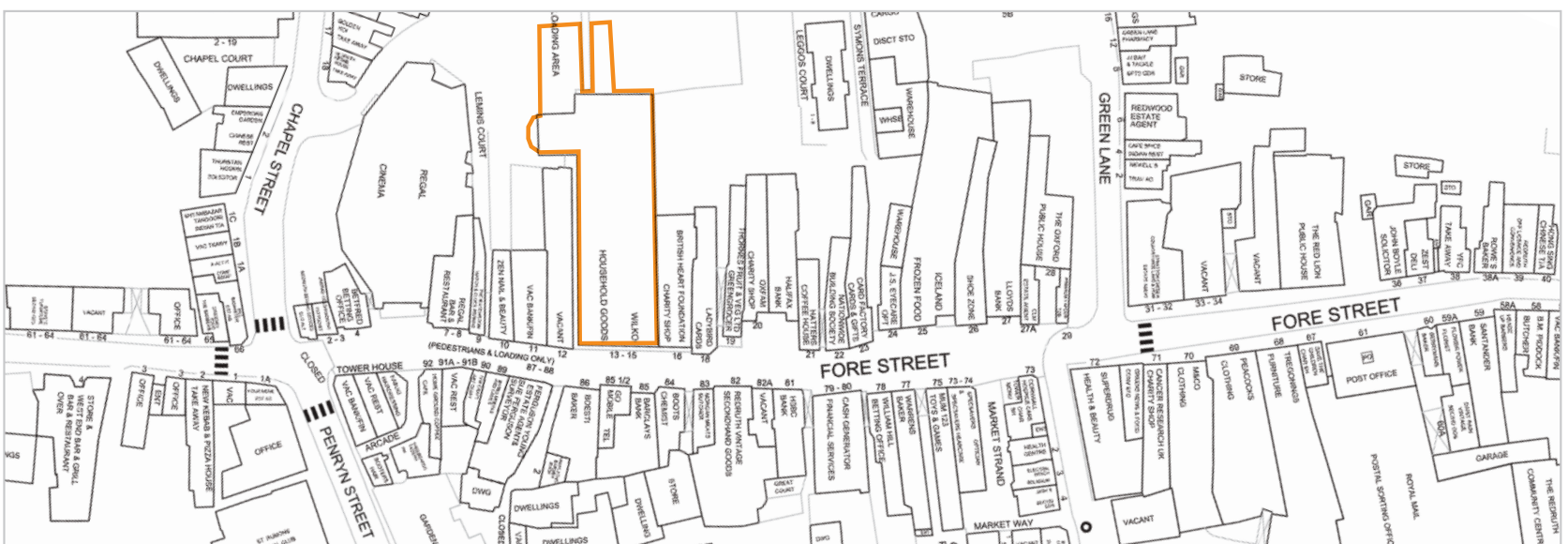
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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