

29 Alverton Street,  
**Penzance, Cornwall TR18 2QN**  
Freehold Retail Convenience Store Investment

**Lot 65**

£32,000 per annum  
exclusive



**Tenancy and accommodation**

Floor	Use	Floor Areas (approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	231.54 sq m	(2,493 sq ft)	MARTIN MCCOLL LIMITED t/a McColl's Convenience Store (1)	15 years from 21/11/2006 on a full repairing and insuring lease	£32,000	20/11/2021
First	Ancillary	165.11 sq m	(1,777 sq ft)				
<b>Total</b>		<b>396.65 sq m</b>	<b>(4,270 sq ft)</b>			<b>£32,000</b>	

(1) Martin McColl Ltd was incorporated in 1935 and for the year ending 27th November 2016, Martin McColl Limited reported a turnover of £518,736,000, a pre-tax profit of £25,631,000 and a total net worth of £111,606,000 (Source: Experian Group 4/06/2018).

**Key Details**

- Let to Martin McColl Limited
- Residential potential on upper floors (subject to consents)
- Nearby occupiers include NatWest, HSBC, Clarks, Burton and JD Wetherspoon

**Location**

**Miles:** 25 miles south-west of Truro  
33 miles south-west of Newquay  
75 miles south-west of Plymouth  
**Roads:** A30, A3071, A394  
**Rail:** Penzance Railway Station  
**Air:** Bristol International Airport

**Situation**

The property is prominently located within the town centre on the north side of Alverton Street. Nearby occupiers include NatWest, HSBC, Clarks, Burton and JD Wetherspoon.

**Description**

The property comprises retail accommodation on the ground floor and ancillary accommodation on the first floor. The property benefits from separate access to the first floor.

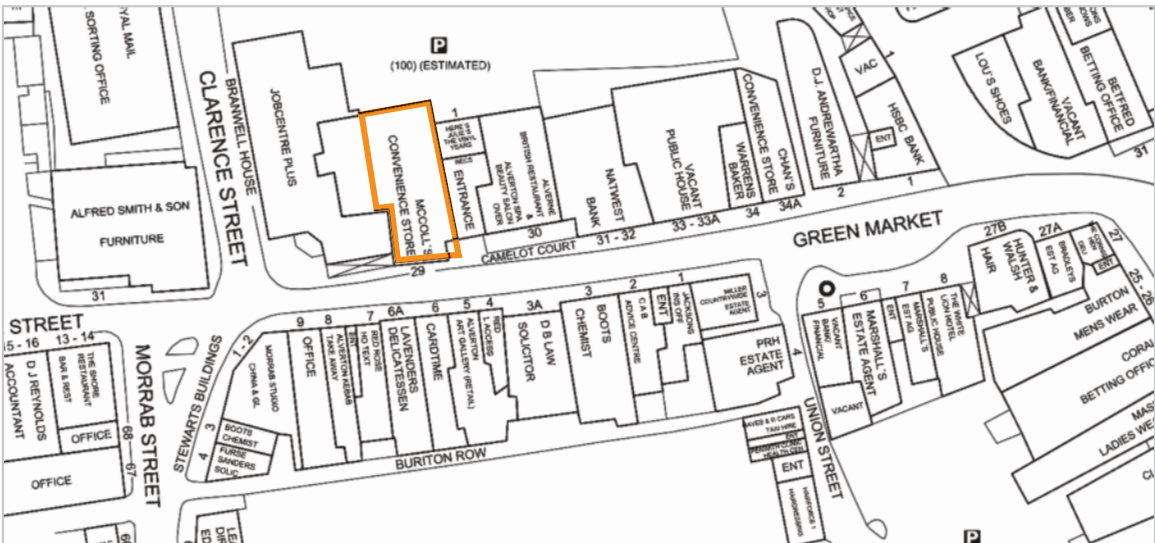
**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**



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