

31-32 Fore Street, Redruth, Cornwall TR15 2AE

Freehold Retail and Office Investment with Residential Development Potential

Lot 45

£18,000 per annum exclusive (with 2,268 sq ft offered with vacant possession)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	167.50 sq m (1,803 sq ft)	COUNTRYWIDE	10 years from	£18,000	25/08/2020
Basement	Ancillary	100.11 sq m (1,077 sq ft)	ESTATE AGENTS (1)	25/08/2015 until 24/08/2025 (2) on a full repairing and insuring lease		
First Floor (via Fore Street)	Office	40.01 sq m (430 sq ft)	VACANT			
Second Floor (via Fore Street)	Office	36.29 sq m (390 sq ft)	POSSESSION - see planning section			
First Floor (via Green Lane)	Office	61.95 sq m (666 sq ft)				
Second Floor (via Green Lane)	Office	72.69 sq m (782 sq ft)				
Total		478.55 sq m (5,148 sq ft)			£18,000	

(1) Countrywide is the UK's largest and most successful estate agency and property services group with 850+ branches across the UK (Source: www.countrywide.co.uk 26/04/2018).

(2) The lease provides a tenant option to determine on 24/08/2020.

Key Details

- Shop let to Countrywide Estate Agents until 2025 (subject to option)
- Self-contained office accommodation on upper floors with residential potential (subject to consents)
- Prominent corner position adjacent to pedestrianised Fore Street
- Nearby occupiers include Iceland, Superdrug, Shoe Zone, M&Co and Peacocks

On behalf of Trustees

Location

Miles: 9 miles west of Truro
17 miles north-east of Penzance
Roads: A30, A39, A394
Rail: Redruth Rail
Air: Newquay Airport

Situation

The property is prominently positioned on the northern side of Fore Street, close to its junction with the pedestrianised pitch and Alma Place, in the heart of the town centre. Nearby occupiers include Iceland, Superdrug, Shoe Zone, M&Co and Peacocks. Redruth Railway Station is just a three minute walk from the subject property.

Description

The property comprises a ground floor retail unit with basement ancillary accommodation. In addition, the first and second floors provide four self-contained office suites accessed via Fore Street and Green Lane.

Tenure

Freehold.

Planning

PA12/11483 - Conversion of the upper floors to form four residential flats. Approved on 29/01/2013 - Permission now lapsed. For further information please visit planning.cornwall.gov.uk.

VAT

VAT is applicable to this lot.

Six Week Completion



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