

15 Fore Street, St Stephen, St Austell, Cornwall PL26 7NN

Freehold Convenience Store Investment

Lot 22

£32,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Convenience Store	268.58 sq m	(2,891 sq ft)	CO-OPERATIVE GROUP LIMITED (1)	15 years from 29/09/2018 until 28/09/2033 (2) on a full repairing and insuring lease	£32,000	29/09/2023 29/09/2028. Rent reviews linked to CPI (min of 1%/ max 3%)
Part Ground and First	Residential	126.00 sq m	(1,356 sq ft)				
Total		394.58 sq m	(4,247 sq ft)			£32,000	

(1) For the year ending 6th January 2018, Co-operative Group Limited reported a turnover of £9,470,000,000, pre-tax profits of £72,000,000 and a total net worth of £2,191,000,000 (Source: Experian Group 26/04/2019).
(2) The lease provides for a tenant option to determine on 29/09/2028.

Key Details

- Entirely let to Co-operative Group Limited until 2033 (subject to option)
- Includes 3 car parking spaces and a 3 bedroom flat
- Rent reviews linked to CPI subject to a minimum of 1% per annum and a maximum of 3%
- Located just off the the A3058, providing links to St Austell and Newquay

Location

Miles: 5 miles west of St Austell
11 miles south-east of Newquay
11 miles north-east of Truro
Roads: A3058, A390, A30
Rail: St Austell
Air: Cornwall Airport Newquay

Situation

St Stephen-in-Brannel is a predominantly residential suburb located equidistant from Newquay to the north-east and Truro to the south-west. The property is located on the north side of the A3058, which provides links to St Austell and Newquay.

Description

The property comprises ground floor convenience store accommodation and part ground and first floor residential accommodation that comprises a three bedroom flat. The property benefits from three customer parking spaces at the front.

Tenure

Freehold.

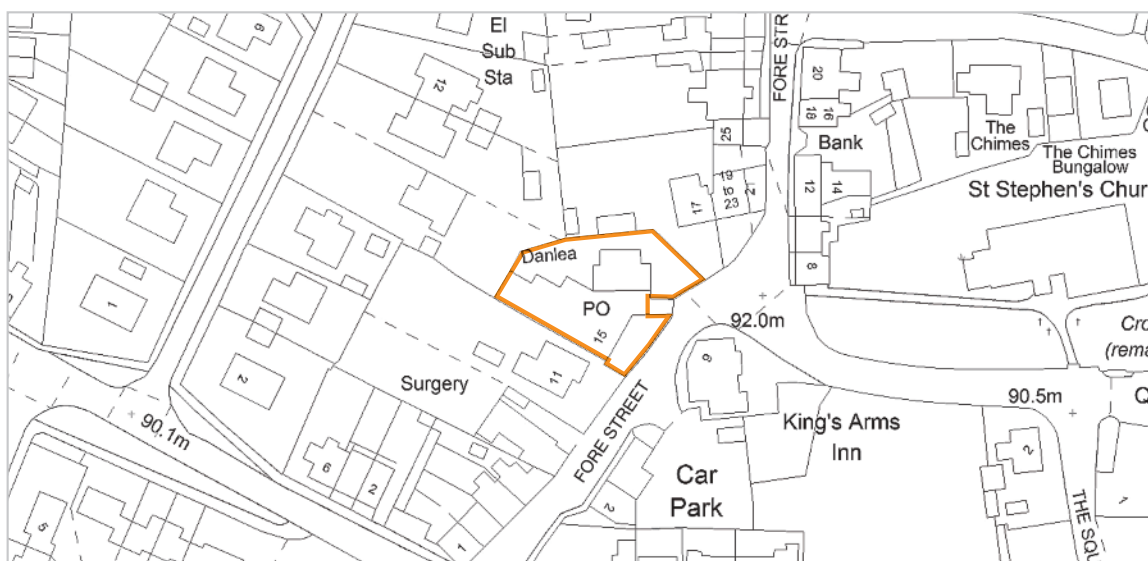
VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Bands C and D. See legal pack at acuitus.co.uk



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