

Lot 29, Boots Pharmacy, 15 Bank Street, Newquay, Cornwall TR7 1DH

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Extensive Freehold Pharmacy Investment

www.acuitus.co.uk

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Property Information

Extensive Freehold Pharmacy Investment

- Entirely let to Boots UK Limited on a 5 year lease expiring 2026
- Busy Pedestrianised Town Centre Location
- The tenant has been in occupation since 1933
- Approximately 930.55 sq. m. (10,016 sq. ft.) over Ground, Basement, First and Second Floors
- Future alternative use potential on the upper floors (subject to consents)
- Nearby occupiers include Superdrug, Poundland, WH Smith, Costa, Mountain Warehouse and Superdry

Lot

29

Auction

12/Jul/2022

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

14 miles north of Truro, 50 miles west of Plymouth

Roads

A30, A39, A392

Rail

Newquay Railway Station

Air

Cornwall Airport Newquay

Situation

Newquay is a popular and important tourist destination situated on the northern coast of Cornwall. The town, whilst an important regional municipal town, also benefits from a swell of tourists during the summer months. The property is situated on the north side of Bank Street, Newquay's main pedestrianised retail destination. Nearby occupiers include Superdrug, Poundland, WH Smith, Costa, Mountain Warehouse and Superdry.

Tenure

Freehold.

EPC

Please refer to the Legal Pack.

Description

The property comprises ground floor retail, pharmacy and ancillary accommodation with ancillary areas to the first, second and basement floors.

The upper floors are currently under utilised and may lend themselves to being used for alternative uses subject to all necessary consents.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail / Ancillary	563.10	(6,061)	BOOTS UK LIMITED (2) t/a Boots Pharmacy	5 years from 21/05/2021	£55,000
Basement	Ancillary	142.80	(1,537)			
First	Ancillary	168.80	(1,817)			
Second	Ancillary	55.85	(601)			
Total		930.55	(10,016) (1)			£55,000

(1) The Gross Internal Areas (GIA) stated above are as supplied by the vendor.

(2) Full repairing and insuring lease.

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September 2020