

# Portreath 1 The Square Redruth Cornwall TR16 4LA

- **Freehold Convenience Store and Residential Ground Rent Investment**
- Shop let to Costcutter Supermarkets Group Limited
- Lease expires 2026
- Rent Review 2016
- Total Current Rents Reserved  
**£15,510 pa**



## Tenure

Freehold.

## Location

Portreath is a holiday resort town on the North Cornish Coast. The town is located some 4 miles north-west of Redruth, 11 miles west of Truro and 15 miles east of St Ives. The town is served by the A30 which provides access to the M5 Motorway at Exeter. The property is situated on The Square, close to the junction with Penberthy Road and forms part of a terrace of shop units with parking to the front.

## Description

The property is arranged on ground and one upper floor. The ground floor provides a convenience store with Post Office, whilst the first floor comprises a flat which has been sold on a long lease.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

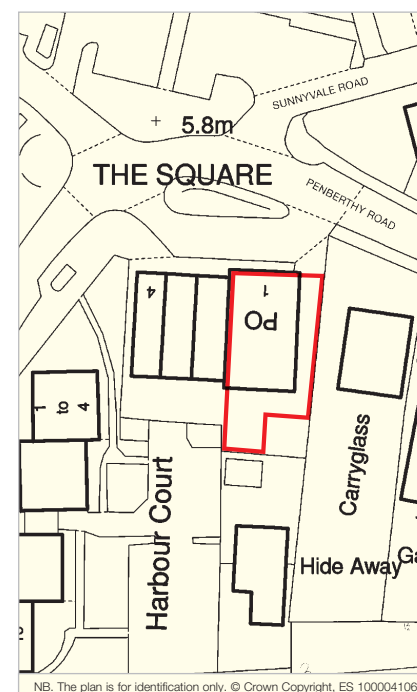
## Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Costcutter Supermarkets Group Limited (1) (Sublet to Portreath Stores Limited)	Gross Frontage 11.30 m Net Frontage 9.80 m Shop Depth 13.30 m Built Depth 20.00 m Ground Floor 210 sq m	(37' 0") (32' 2") (43' 8") (66' 3") (2,260 sq ft)	25 years from 06.12.2001 Rent review every 5th year FR & I with service charge	£15,500 p.a.  Rent Review 2016
Flat	An Individual	First Floor Flat	999 years from June 2001 FR & I with service charge	£10 p.a.	Reversion 3000

(1) For the year end 29th December 2012, Costcutter Supermarkets Group Limited reported a turnover of £646.479m, a pre-tax profit of £10.154m, shareholders' funds of £39.517m and a net worth of £36.559m. (Source: riskdisk.com 11.04.2014.)

**Total £15,510 p.a.**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Oliver Copp, Cripps Harries Hall. Tel: 01892 506240 e-mail: [oliver.copp@crippslaw.com](mailto:oliver.copp@crippslaw.com)

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