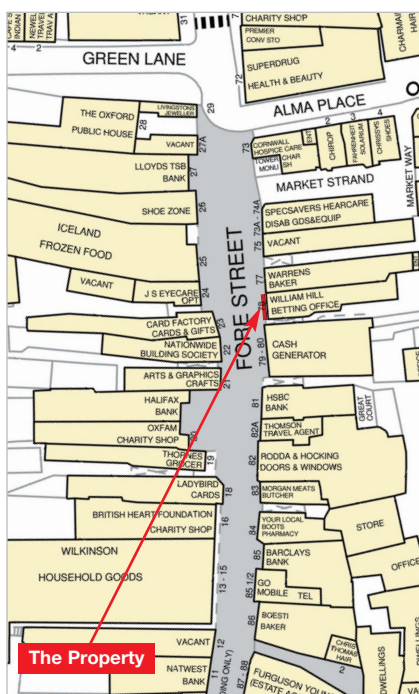


## Redruth 78 Fore Street Cornwall TR15 2BL

- Freehold Town Centre Betting Office Investment
- Let to William Hill Organisation Ltd on a lease expiring 2027 (1)
- Located on the pedestrianised Fore Street opposite Iceland
- Includes Car Parking to the rear
- Rent Review 2017
- Total Current Rents Reserved  
**£18,025 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Redruth is a busy Cornish market town with a population of some 13,000, located approximately 9 miles west of Truro and 17 miles north-east of Penzance. The town is immediately adjacent to the A30, the principal route from West Cornwall to Plymouth, Exeter and the M5 motorway. The property is situated in the town centre on Fore Street, the principal retail thoroughfare, close to the pedestrianised zone. Occupiers close by include Clinton Cards, Iceland, Specsavers, HSBC, Shoe Zone, Lloyds and Nationwide among many others.

### Description

The property is arranged on ground and two upper floors to provide a ground floor betting office with car parking to the rear. The self-contained upper parts are to be sold off on a long lease.

### Tenant Information

William Hill operate from over 2,300 betting shops across the UK and Ireland and are one of the UK's leading bookmakers.  
Website: [www.williamhill.com](http://www.williamhill.com)

### VAT

VAT is applicable to this lot.

### Documents

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

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk). In the subject box of your e-mail, please ensure that you enter **Lot 172 Redruth**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	William Hill Organisation Ltd	Gross Frontage 6.10 m (20' 0") Net Frontage 5.40 m (17' 8") Shop Depth 15.95 m (52' 4") Built Depth 24.65 m (80' 10")	15 years from 30.04.2012 Rent review every 5th year (1) FR & I	£17,500 p.a.	Rent Review 2017
Upper Floors	To be advised	To be three flats (not inspected by Allsop)	Each for a term of 125 years from completion	£525 p.a. (3 x £175)	Reversion 2137

(1) There is a tenants break option at the end of the 10th year.

**Total £18,025 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

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