

Camborne

32/34 Commercial Street Cornwall TR14 8JS

- **Freehold Convenience Store Investment**
- Prominent town centre location
- Entirely let to Costcutter Supermarket Group Ltd (sublet at passing rent)
- Reversion 2019
- Current Rent Reserved
£20,000 pa



Tenure
Freehold.

Location
Camborne, with a population of some 20,800, is located in the heart of West Cornwall, midway between Newquay and Penzance on the A30 some 3 miles west of Redruth and some 10 miles west of Truro. The property is situated on the south side of Commercial Street (A3047) in the heart of Camborne town centre and lies approximately half a mile north of Camborne Railway Station. Occupiers close by include HSBC, British Heart Foundation, WH Smith, Lloyds Bank, Santander and Boots amongst a number of local traders.

Description
The property is arranged on ground and one upper floor to provide a ground floor convenience store with both ancillary accommodation and a self-contained flat on the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	8.25 m	(27' 1")
Net Frontage	6.90 m	(22' 8")
Shop Depth	14.44 m	(47' 5")
Built Depth	19.22 m	(63' 1")
Ground Floor	144.95 sq m	(1,560 sq ft)
First Floor Ancillary	42.20 sq m	(454 sq ft)
First Floor Flat comprising 5 Rooms and a Bathroom		

Note: There may be an additional 1 room which Allsop could not access when inspecting.

Tenancy
The entire property is at present let to COSTCUTTER SUPERMARKET GROUP LTD (not in occupation) for a term of years expiring 15th May 2019 at a current rent of £20,000 per annum. The lease contains full repairing and insuring covenants. The property has been sublet to an individual at £20,000 p.a.

Tenant Information
No. of Branches: 1,700.
Website Address: www.costcutter.co.uk
For the year ended 28th December 2013, Costcutter Supermarket Group Ltd reported a turnover of £775,724,000, a pre-tax profit of £48,000, shareholders' funds of £39,041,000 and a net worth of £16,298,000. (Source: riskdisk.com 10.04.2015.)

VAT
Please refer to the Special Conditions of Sale.

Documents
The legal pack will be available from the Seller's Solicitors.

Energy Performance Certificate
For EPC Rating please see website.

