



Tenure

Freehold.

Location

Bodmin is an attractive market town with a resident population of some 14,500 and is located 26 miles east of Truro and 12 miles west of Liskeard. The town serves an extensive catchment population from the surrounding rural area and also benefits from the seasonal influx of tourists in the summer months.

The property is situated in the heart of the town centre on the north side of Fore Street, the main retail thoroughfare. There is a pay and display car park to the rear of the property with an alley, Breeshute Lane, linking it to Fore Street.

Occupiers close by include Iceland, Boots, W H Smiths, Holland & Barrett, Edinburgh Woollen Mill, M&Co, Halifax and many other national retailers.

Description

The property is arranged on lower ground, ground and one upper floor to provide two retail units at ground floor level. The shop occupied by Superdrug benefits from ancillary accommodation at lower ground floor level. There is a flat at first floor which is accessed via an external staircase and provides three rooms, a bathroom and a kitchen. There is an enclosed yard to the rear which provides direct access to the lower ground floor accommodation.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 58 Band C (Copy available on website).

Residential Band G (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
19	Instant Cash Loans Limited (2)	Gross Frontage 5.00 m Net Frontage 4.50 m Shop Depth 14.55 m Built Depth 16.30 m	10 years from 23.07.2012 (1) Rent review at the end of the fifth year FR & I	£10,000 p.a.	Rent Review 2017
21	Superdrug Stores plc (3)	Gross Frontage 8.90 m Net Frontage 7.65 m Shop Depth 23.10 m Built Depth 26.49 m Lower Ground Floor 52.15 sq m First Floor – Three Rooms, Bathroom, Kitchen	5 years from 25.03.2013 FR & I	£39,500 p.a. (4)	Reversion 2018

(1) Instant Cash Loans Limited has a tenant break option in 2017.

(2) For the year ended 30th June 2012, Instant Cash Loans Limited reported a turnover of £172.315m, pre-tax profits of £34.608m, shareholders' funds of £110.101m and a net worth of £97.980m.

(3) For the year ended 31st December 2011, Superdrug Stores plc reported a turnover of £1.049bn, pre-tax profits of £5.517m, shareholders' funds of £138.953m and a net worth of £124.652m.

(4) Superdrug Stores plc have the benefit of a 15 month rent free period. The Vendors will top the rent up from completion to 24.06.2014 such that the purchaser in effect receives £39,500 per annum from completion.

Total £49,500 p.a.

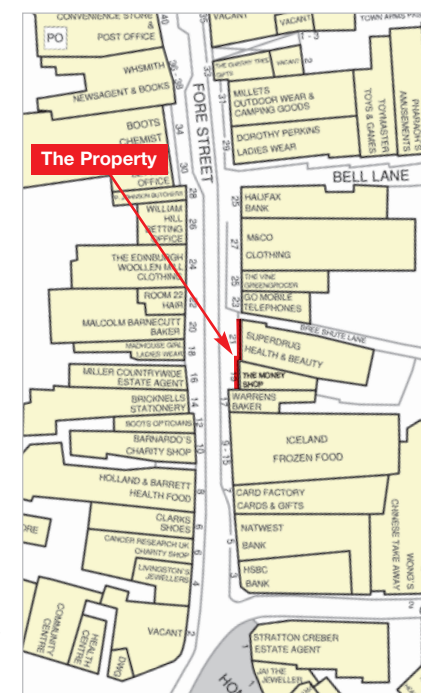
Bodmin

19 & 21 Fore Street Cornwall PL31 2HT

- **Freehold Town Centre Shop Investment**
- Let to Superdrug Stores plc and Instant Cash Loans Limited on leases expiring 2018 and 2022 (1)
- Town centre location
- Rent Reviews from 2017
- Total Current Rents Reserved
£49,500 pa (4)

On the Instructions of Trustees

**SIX WEEK COMPLETION
AVAILABLE**



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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