

# Bodmin

## Co-op Convenience Store

### St Mary's Road

### Cornwall

### PL31 1NG

- **Freehold Shop Investment**
- Let on a new lease to Co-op Group Food Ltd
- New 10 year lease (1)
- Rent Review 2021
- Current Rent Reserved

**£16,250 pa**

**SIX WEEK COMPLETION AVAILABLE**



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#### Tenure

Freehold.

#### Location

Bodmin is located on the south-west edge of Bodmin Moor, 12 miles north of St Austell and some 30 miles west of Plymouth. The town is situated adjacent to the A30 dual carriageway, which is the main feeder road serving the Cornish peninsula.

St Mary's Road runs south-west from Town End and Westheath Avenue, the property being located at the corner of Rock Lane, in a residential area.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor convenience store with rear storage and with further storage at first level. The property benefits from on-site customer car parking to the side.

The property provides the following accommodation and dimensions:

Gross Frontage	16.95 m	(55' 7")
Shop Depth	11.20 m	(36' 9")
Built Depth	14.35 m	(47' 1")
Ground Floor Sales	142 sq m	(1,529 sq ft)
Ground Floor Stores	35.5 sq m	(382 sq ft)
First Floor Stock	18.5 sq m	(199 sq ft)

#### Tenancy

The property is at present let, by way of a lease and a reversionary lease, to CO-OPERATIVE FOOD GROUP LIMITED for a term of years to expire 25th October 2026 at a current rent of £16,250 per annum, exclusive of rates. The lease provides for a rent review in the 5th year of the term and contains full repairing and insuring covenants. The lease also contains a lessee's break option on 25th October 2021 on service of 6 months' notice.

#### Tenant Information

For the year ended 2nd January 2016, Co-operative Food Group Limited reported a turnover of £6.47bn, a pre-tax loss of £429m and a net worth of £1.38bn. (Source: Experian 13.09.2016.)

#### 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.

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** Ms G Battersby, Kuit Steinart Levy. Tel: 0161 832 3434 e-mail: [gillianbattersby@kuits.com](mailto:gillianbattersby@kuits.com)