



**SITUATION**

Located at the junction with Church Street in this town centre position, adjacent to a **Boots Opticians** and amongst other multiples such as **Costcutter, W H Smith, Your Move, Santander, Shoe Zone** and **Lloyds Bank**.

Camborne lies midway between Newquay and Penzance on the A30 some 3 miles west of Redruth and benefits from good transport links via Camborne Railway Station.

**PROPERTY**

Comprising a **Ground Floor Shop** within a mid-terrace building.

**ACCOMMODATION<sup>1</sup>**

**Ground Floor Shop**

Gross Frontage	18'5"
Internal Width	17'5"
narrowing at rear to	11'6"
Built Depth	71'10"
GIA	Approx. 1,075 sq ft

<sup>1</sup>Not inspected by Barnett Ross. Areas and measurements supplied by Vendor.

**VAT is NOT payable in respect of this Lot**

**£9,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**TENURE**

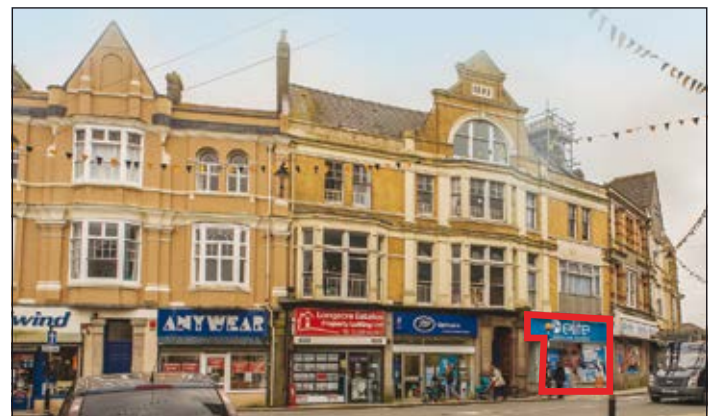
**Leasehold for a term of 999 years from completion at a Peppercorn.**

**TENANCY**

The property is let on a full repairing and insuring lease to **M. Jackman & C. Pearson (with Guarantor) as a Beauty & Tanning Salon (see Note)** for a term of 6 years from 7th August 2012 at a current rent of **£9,000 per annum** exclusive.

**Rent Review 2015 (Outstanding)**

**Note: The Tenant also trades from the adjoining unit (No. 18).**



**VENDOR'S SOLICITORS**  
Axiom Stone – Tel: 020 8422 1181  
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts