



SITUATION

Occupying a prominent trading position in the pedestrianised Town Centre amongst such multiple retailers as **William Hill, Specsavers, Iceland, Lloyds Bank, Shoezone, Warrens Bakery, Nationwide** and many others. Redruth is an attractive Cornish market town located some 9 miles west of Truro and 17 miles north-east of Penzance with excellent road access being adjacent to the A30.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate side access to **4 Self-Contained Flats** on two upper floors.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'8" Internal Width 15'3" Shop Depth 35'7" WC	Ms L Cornelius t/a Mum 123 (Baby Wear & Toys)	3 years from 13th February 2015	£7,000	IRI & Shop Front Tenant's Annual Break
First and Second Floor (4 Flats)	Not Inspected	2 Individuals	Each 999 years from 1st April 2014	£400	Each FRI Each £100 p.a.
TOTAL				£7,400	



View from the Property

£7,400 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Mayo Wynne Baxter - Tel: 01342 310 600
Ref: M. Phillips Esq - Email: mphillips@mayowynnebaxter.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

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