



SITUATION

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

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 22a (Ground Floor Shop)	Gross Frontage 16'0" Built Depth 53'0" WC (Not Inspected)	Maria Long (Letting Agent)	5 years from 10th March 2014	£6,000	FRI
Nos. 20 & 22 (2 Shops)	(Not Inspected)	Various	Each 999 years from 2016	Peppercorn	Each FRI
1 Maisonette & 3 Flats	(Not Inspected)	Various	Each 999 years from between 2004 & 2007	£400 (£100 each)	Each FRI
TOTAL				£6,400	

Note: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to auction.

£6,400 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Point s 9 & 10 in the 'Notice to all Bidders' page

PROPERTY

A mid terrace building comprising **3 Ground Floor Shops** with separate front access to a **Self-Contained Maisonette and 3 Self-Contained Flats** on the upper floors.

VAT is NOT applicable to this Lot

FREEHOLD

VENDOR'S SOLICITORS

Jay Vadher & Co - Tel: 020 8519 3000
Ref: R. Vadher - Email: r.vadher@jayvadher.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