



SITUATION

Occupying a prominent trading position in the pedestrianised Town Centre amongst such multiple occupiers as **William Hill, Specsavers, Iceland, Lloyds Bank, Shoezone, Warrens Bakery, Nationwide** and 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 applicable to 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	J. Levick (Hairdresser)	10 years from 2nd June 2017	£8,000	FRI Rent Review and Tenant's Break 2022 £2,000 Rent Deposit held.
First and Second Floors (4 Flats)	Not Inspected	2 Individuals	Each 999 years from 1st April 2014	£400 (£100 per flat)	Each FRI
				Total: £8,400	

£8,400 per annum

The Surveyors dealing with this property are **Steven Grossman and Jonathan Ross**

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page