Cornwall EX23 8JL

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Freehold Retail/Pharmacy Investment

Cornwall EX23 8JL

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Property Information

Freehold Retail/Pharmacy Investment

- Entirely let to Avicenna Retail Limited (t/a Belle Vue Pharmacy)
- Holding over and tenant requested new lease
- Includes separately accessed 2-bed flat above
- Prominent Corner Position in Popular Tourist Resort Town
- Nearby retailers include Co-operative Convenience Store, Boots the Chemist, Costa Coffee, Mountain Warehouse and WHSmith
- VAT free investment

Lot A	\uct	ioi
-------	-------------	-----

28 2nd November 2023

Status Rent £20,500 per Annum Exclusive Available

Sector High Street Retail Live Streamed Auction

Auction Venue

Location

49 miles north-west of Plymouth, 50 miles west of Exeter **Miles**

A39, A388, A3072 **Roads**

Okehampton Train Station Rail

Exeter Airport Air

Situation

Bude is a coastal resort town in North Cornwall, approximately 49 miles northwest of Plymouth and 50 miles west of Exeter. The property is located on the west side of Belle Vue, close to its junction with Belle Vue Lane, in the heart of Bude town centre. Nearby retailers include Co-operative Convenience Store, Boots the Chemist, Costa Coffee, Mountain Warehouse and WHSmith.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a pharmacy arranged on the ground floor with a separately accessed two-bed flat arranged on first floor.

VAT

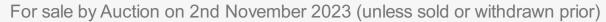
VAT is not applicable to this lot.

Completion Period

Six Week Completion

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Cornwall EX23 8JL





Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Residential (2 bed flat)	86.58 67.33	(932) (725)	AVICENNA RETAIL LIMITED (1) (t/a Belle Vue Pharmacy)	15 years from 23/11/2007 (Holding Over) (2)	£20,500
Total		153.91	(1,657)			£20,500

⁽¹⁾ Avicenna Retail Limited was incorporated in 2002 and is a privately owned group of 139 independent pharmacies (www.avicennapharmacy.org).

⁽²⁾ The tenant has requested a new lease. The landlord has proposed a 5 year term with a new rent to be agreed.

Cornwall EX23 8JL

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Cornwall EX23 8JL

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Freehold Retail/Pharmacy Investment

Cornwall EX23 8JL

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Freehold Retail/Pharmacy Investment

Cornwall EX23 8JL

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Cornwall EX23 8JL

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Henry John +44 (0)20 7034 4860 +44 (0)7876 884 320 henry.john@acuitus.co.uk

Seller's Solicitors

Solomon Taylor & Shaw 3 Coach House Yard, Hampstead High Street London NW3 1OF

Barry Shaw 0207 317 8679 barry@solts.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. September 2020

Freehold Retail/Pharmacy Investment