Cornwall PL25 5PY

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





Freehold Retail Investment

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Cornwall PL25 5PY





Property Information

Freehold Retail Investment

- Substantial town centre retail parade
- Tenants include Argos, Specsavers and H Samuel
- Prominent frontages to Fore Street and Aylmer Square
- Nearby occupiers include Sports Direct, GAME, Iceland, Poundland, Vodafone, EE and The White River Place Shopping Centre

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Auction 27th March (

27th March 2025

Rent

£81,952 per Annum Exclusive

Sector

High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

13 miles north-east of Truro, 39 miles west of Plymouth, 74 miles

south-west of Exeter

Roads A30, A39, A390,

Rail St Austell Railway Station

Air Newquay Airport

Situation

St Austell is an attractive tourist and retailing destination, 13 miles north-east of Truro and the world famous Eden Project located only 3 miles to the north-east of the town centre. The property is prominently situated on the south side of Fore Street in the heart of the town centre benefitting from a frontage to Aylmer Square. Nearby occupiers include Sports Direct, GAME, Iceland, Poundland, Vodafone, EE and The White River Place Shopping Centre.

Tenure

Freehold

Description

The property comprises a substantial town centre retail parade with significant frontages onto Fore Street and Aylmer Square. Occupiers include H Samuel, Specsavers and Argos together with Boots and WHSmith which have been sold off on long leases.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

DISCLAIME

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.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
47/49 Aylmer Square	Ground	Retail	838.20	(9,022)	ARGOS LIMITED (1)	10 years from 08/08/2018	£49,000
37 Fore Street	Ground Basement First	Retail Ancillary Ancillary	110.66 20.34 31.40	(1,188) (218) (337)	SIGNET TRADING LIMITED t/a H. Samuel (2)	5 years from 11/04/2023 (3)	£14,100
39 Fore Street	Ground Lower Ground First	Retail Ancillary Ancillary	115.20 12.20 32.30	(1,240) (131) (347)	SPECSAVERS OPTICAL SUPERSTORES LIMITED t/a Specsavers (4)	10 years from 29/09/2016	£18,850
1 Aylmer Square		-	-	-	INDIVIDUAL t/a WHSmith	99 years from 29/09/1980 until 28/09/2079	£1
29&31 Fore Street		-	-	-	PHG GENERAL PARTNER LIMITED t/a Boots	999 years from 10/11/2011	£1
Total			1,160.30	(12,483) (5)			£81,952

⁽¹⁾ For the year ending 03/02/2024 Argos Limited reported a turnover of £4,225,449,000, a pre-tax profit of £37,345,000 and a net worth of £145,072,000 (NorthRow).

⁽²⁾ For the year ending 03/02/2024 Signet Trading Limited reported a turnover of £344,666,000, a pre-tax profit of negative £483,000 and a net worth of £176,858,000 (NorthRow).

⁽³⁾ The lease provides a tenant option to determine on 11/04/2026.

⁽⁴⁾ For the year ending 29/02/2024 Specsavers Optical Superstores Limited reported a turnover of £2,741,687,000, a pre-tax profit of £323,660,000 and a net worth of £239,593,000 (NorthRow).

⁽⁵⁾ The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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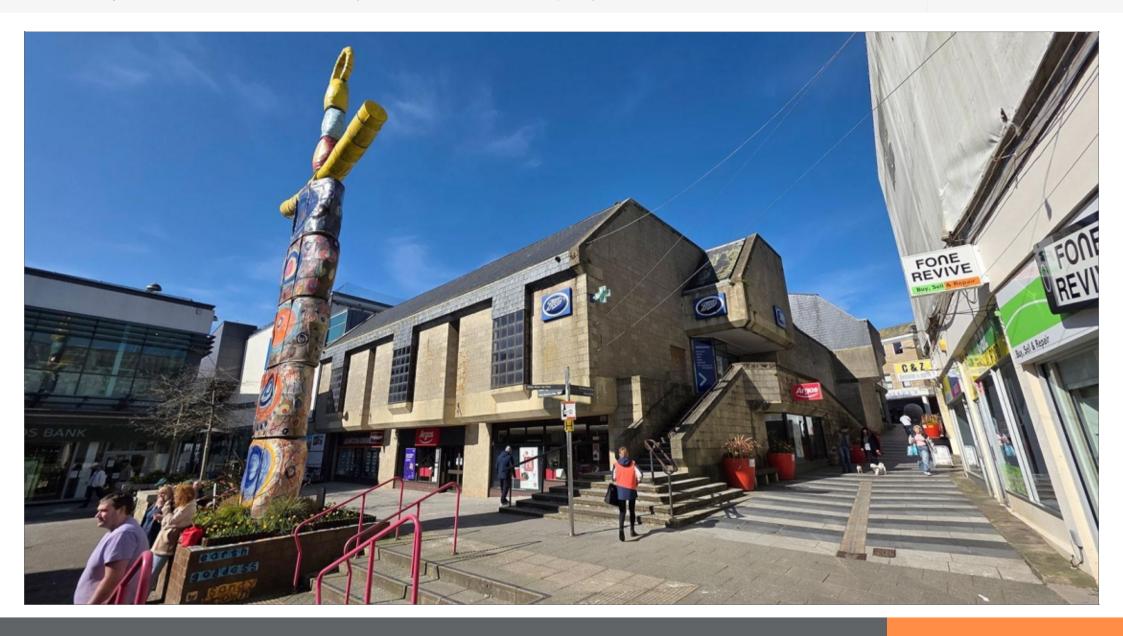




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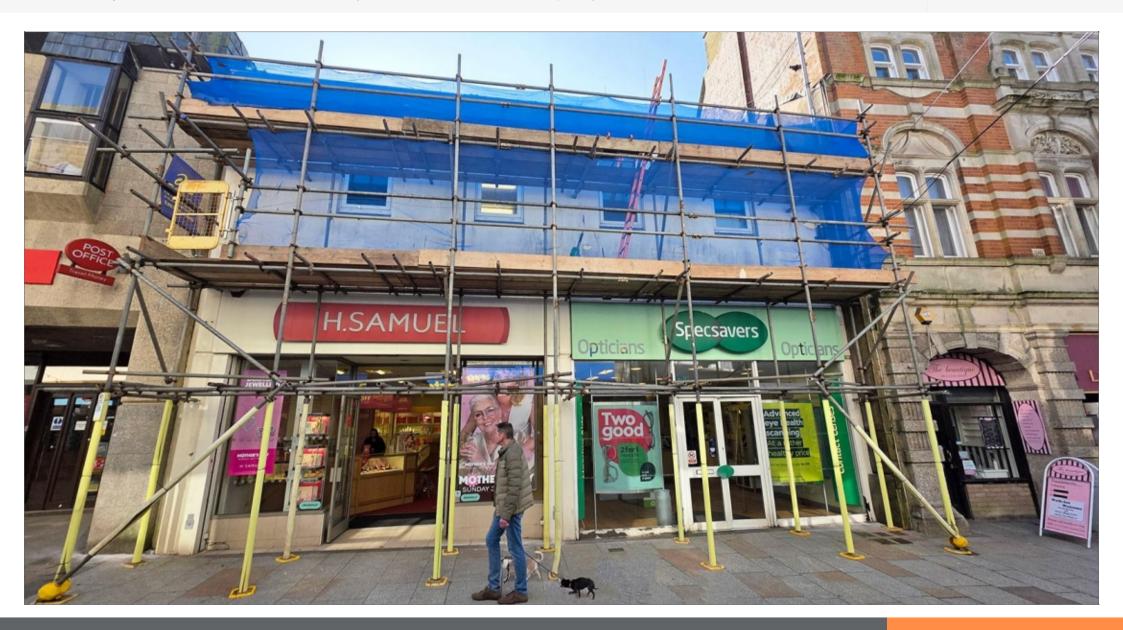




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