

**Lot 24, 37/39 Fore Street & 47/49 Aylmer Square, St. Austell,  
Cornwall PL25 5PY**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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## 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

#### Lot

24

#### Auction

27th March 2025

#### Rent

£81,952 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### 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 benefiting 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

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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
<b>Total</b>			<b>1,160.30</b>	<b>(12,483) (5)</b>			<b>£81,952</b>

(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](http://www.voa.gov.uk)).



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## Contacts

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2024