

Camborne - 22 Commercial Street, Cornwall TR14 8JY  
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



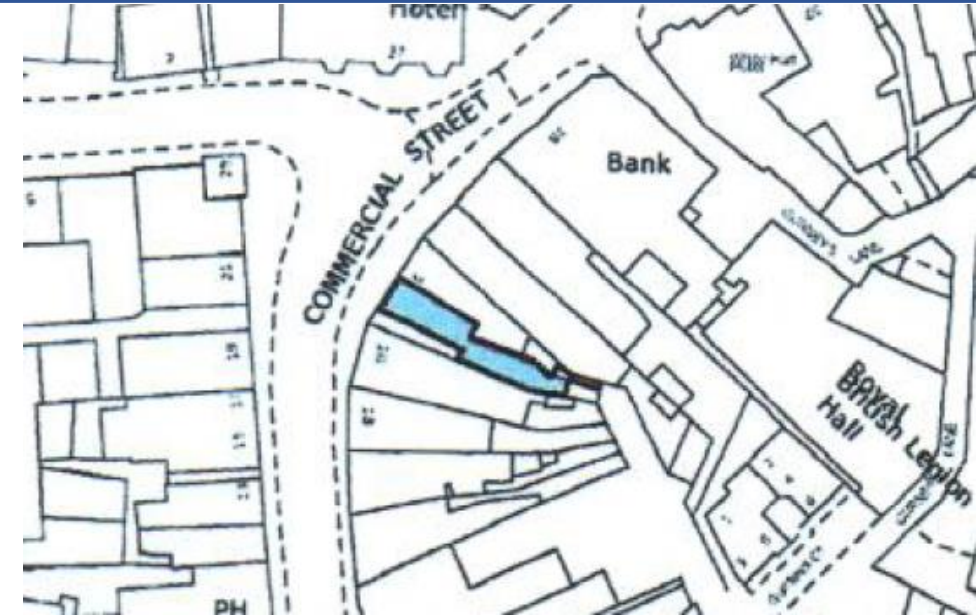
# Camborne - 22 Commercial Street, Cornwall TR14 8JY

## Virtual Freehold Retail Investment



### Investment Consideration:

- OIEO: £119,950
- Gross Initial Yield: 6.50%
- Rental Income: £7,800 p.a.
- Fixed rental increase to £9,000 p.a. in 2024
- VAT is NOT applicable to this property
- Comprises a ground floor shop with additional storage rooms, kitchen and W/C.
- Prominent location in central Camborne
- Occupiers nearby include Miller and Son estate agents, WH Smith, HSBC, Wetherspoons pub and hotel and Tyacks Hotel



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 22 (Ground Floor)</b>	Retail: 37.30 sq m (401 sq ft) Office: 10.40 sq m (112 sq ft) Kitchen: 10.30 sq m (111 sq ft) Storage: 4.50 sq m (48 sq ft)  Total: 62.50 sq m (672 sq ft)	Individual	6 Years from 26 November 2021	£7,800	Note 1: FRI Note 2: Fixed rental increase to £9,000 p.a. from 26.11.2024 Note 3: No breaks
				<b>£7,800</b>	



# Camborne - 22 Commercial Street, Cornwall TR14 8JY

## Virtual Freehold Retail Investment



### Property Description:

The property comprises ground floor shop with additional storage rooms, kitchen and W/C.

Retail: 37.30 sq m (401 sq ft)  
Office: 10.40 sq m (112 sq ft)  
Kitchen: 10.30 sq m (111 sq ft)  
Storage: 4.50 sq m (48 sq ft)  
Total: 62.50 sq m (672 sq ft)

### Tenancy:

The property is at present let to an Individual for a term of 6 Years from 26<sup>th</sup> November 2021 at a current rent of £7,800 and the lease contains full repairing and insuring covenants. Fixed rental increase to £9,000 p.a. from 26.11.2024. No break clause.

### Tenure:

Leasehold. Held on a 999 Year Lease from 5<sup>th</sup> July 2016

### Location:

Camborne forms part of the largest conurbation in Cornwall and was formerly one of the richest mining areas of the world, located in the heart of Cornwall, 15 miles from Truro and 16 miles from Penzance. Camborne station is on the main line to London Paddington and the town is 60 miles from Plymouth. Commercial Street forms part of the main high street in the town centre and 20-22 is in a good secondary pitch along the street. Nearby occupiers include Miller and Son estate agents, WH Smith, HSBC, Wetherspoons pub and hotel and Tyacks Hotel.



# Camborne - 22 Commercial Street, Cornwall TR14 8JY

## Virtual Freehold Retail Investment

### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner  
M: +44(0)79618 53166  
E: prash@bluealpine.com



# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.