

Bodmin - 12 Fore Street, Cornwall PL31 2HQ  
Freehold Grade II Listed Retail Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



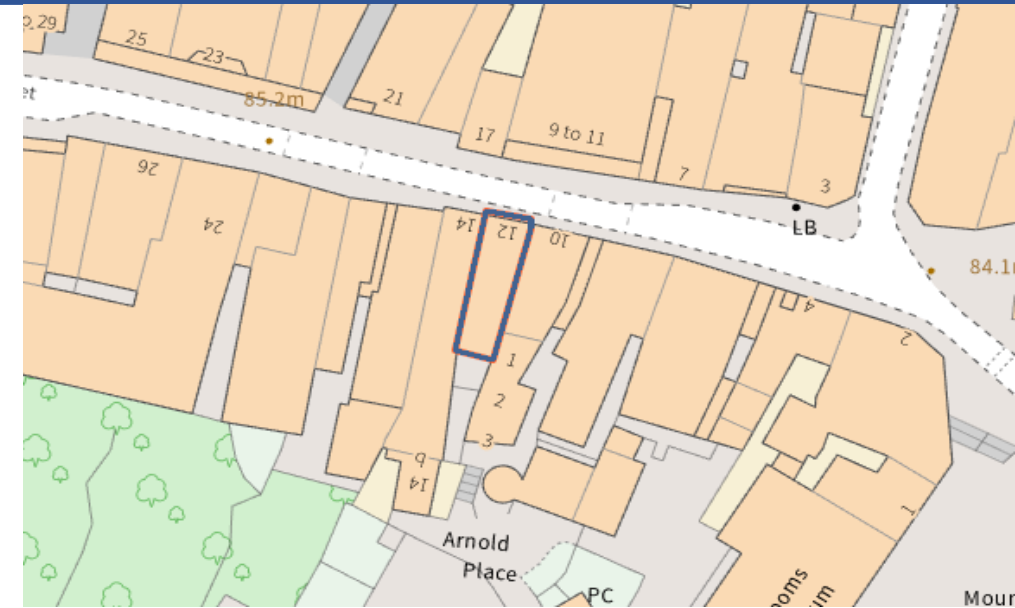
# Bodmin - 12 Fore Street, Cornwall PL31 2HQ

## Freehold Grade II Listed Retail Investment



### Investment Consideration:

- Purchase Price: £225,000
- Gross Initial Yield: 6.11%
- Rental Income: £13,755 p.a.
- VAT is applicable to this property
- Comprises ground floor shop with ancillary accommodation at first, second and third floor
- Total area size of 142.44 sq m (1,533 sq ft)
- Nearby occupiers include Halifax, Iceland, Card Factory, Costa Coffee and more.



### Tenancies and Accommodation:

Property No.	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
(Ground, First, Second and Third Floor)	Ground Floor: 55.77 sq m (600 sq ft) First Floor: 37.53 sq m (404 sq ft) Second Floor: 34.81 sq m (375 sq ft) Third Floor: 14.33 sq m (154 sq ft)	Boots Opticians Professional Services Limited *	From 1 April 2018 to 30 September 2019 (Holding Over)	£13,755	Note 1: FRI

**Total**

**£13,755**

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### Property Description:

The property comprises ground floor shop with ancillary accommodation at first, second and third floor, providing the following accommodation and dimensions:

Ground Floor: 55.77 sq m (600 sq ft)

Open Plan Retail

First Floor: 37.53 sq m (404 sq ft)

3 Rooms, Kitchenette, WC

Second Floor: 34.81 sq m (375 sq ft)

2 Rooms, Bathroom

Third Floor: 14.33 sq m (154 sq ft)

2 Rooms

Total area size: 142.44 sq m (1,533 sq ft)

### Tenancy:

The property is at present let to Boots Opticians Professional Services Limited from 1<sup>st</sup> April 2018 to 30<sup>th</sup> September 2019 (holding over) at a current rent of £13,755 per annum and the lease contains full repairing and insuring covenants.



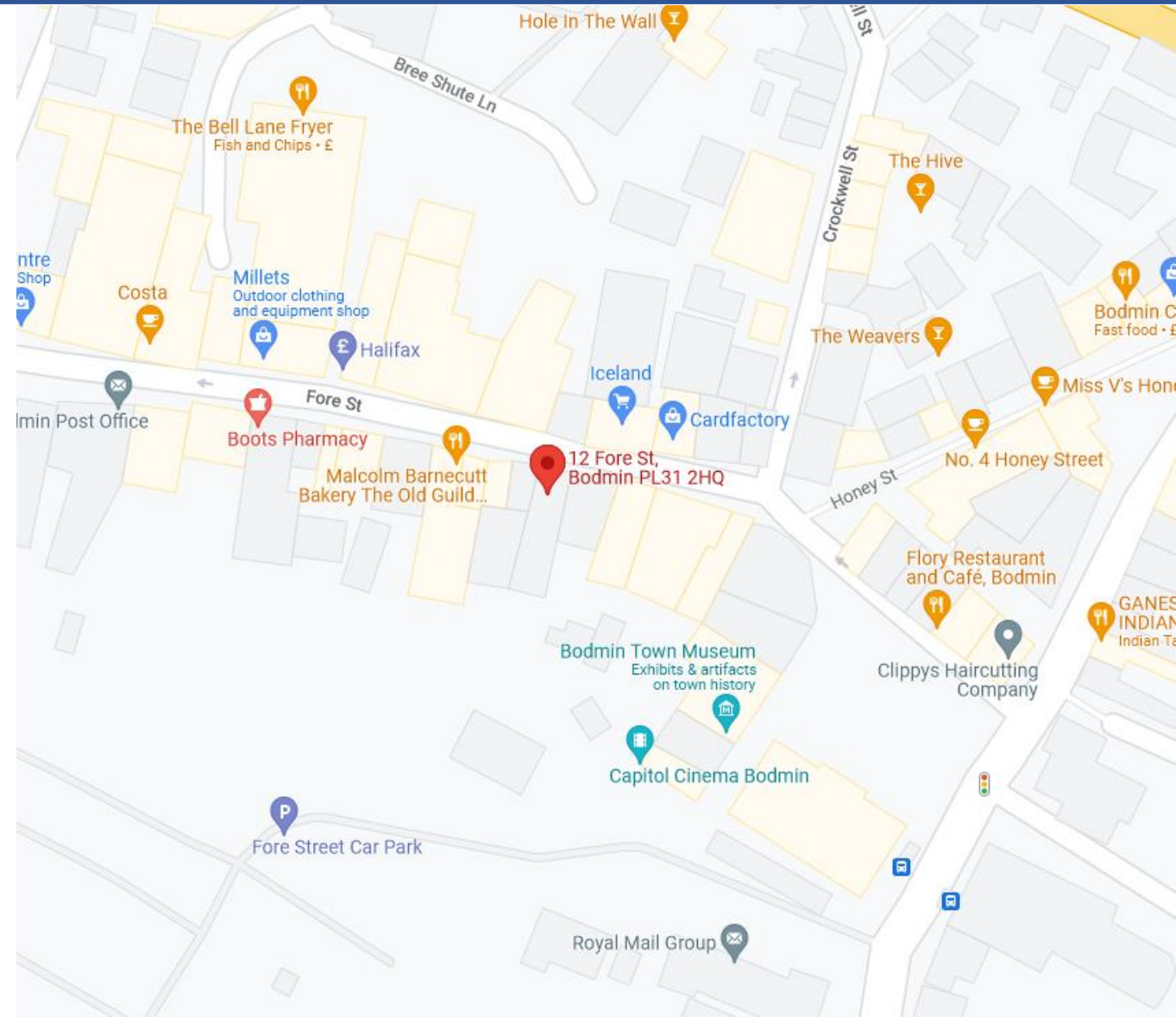
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### Location:

The town of Bodmin is located in the former North Cornwall district area and has a resident population of approximately 12,600 inhabitants. Retailing within the town centre is focused on Fore Street which includes a variety of national, regional and local traders. There are a number of industrial estates to the south east and north east of the town which benefit from easy access to the A38 and A30 dual carriageways. The A30 dual carriageway runs directly to the east of the town and is the main arterial route through Cornwall. The A38 runs east from the town and links with Liskeard and Plymouth beyond. There is a station on the Penzance to Paddington main line circa 4 miles southeast of the town at Bodmin Parkway.



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### Contacts:

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



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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