

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



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Camborne – 22A Commercial Street, Cornwall TR14 8JY

Virtual Freehold Retail Investment



Investment Consideration:

- Purchase Price: £70,000
- Gross Initial Yield: 10.02%
- Rental Income: £7,020 p.a.
- VAT is NOT applicable to this property
- Comprises mid-terrace ground floor shop
- Roof repair works carried out in 2020
- Nearby occupiers include Costcutter, WHSmith, Santander, Shoe Zone and a Lloyds Bank.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 22a (Ground Floor Shop)	Built Depth: 16.2 m (53 ft) Shop Frontage: 16 ft on Commercial Street	Individual	6 Years and 11 Months from 19 June 2023	£7,020	Note 1: FRI Note 2: Open market rent review on 05.09.25 and 05.09.28 Note 3: Deposit held of £1,170
Total				£7,020	

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Property Description:

Comprises mid-terrace ground floor shop with benefit of a rear access and providing the following accommodation and dimensions:
Ground Floor: 50 sq m (538 sq ft)
Open plan retail, Storage, Kitchenette, WC

Tenancy:

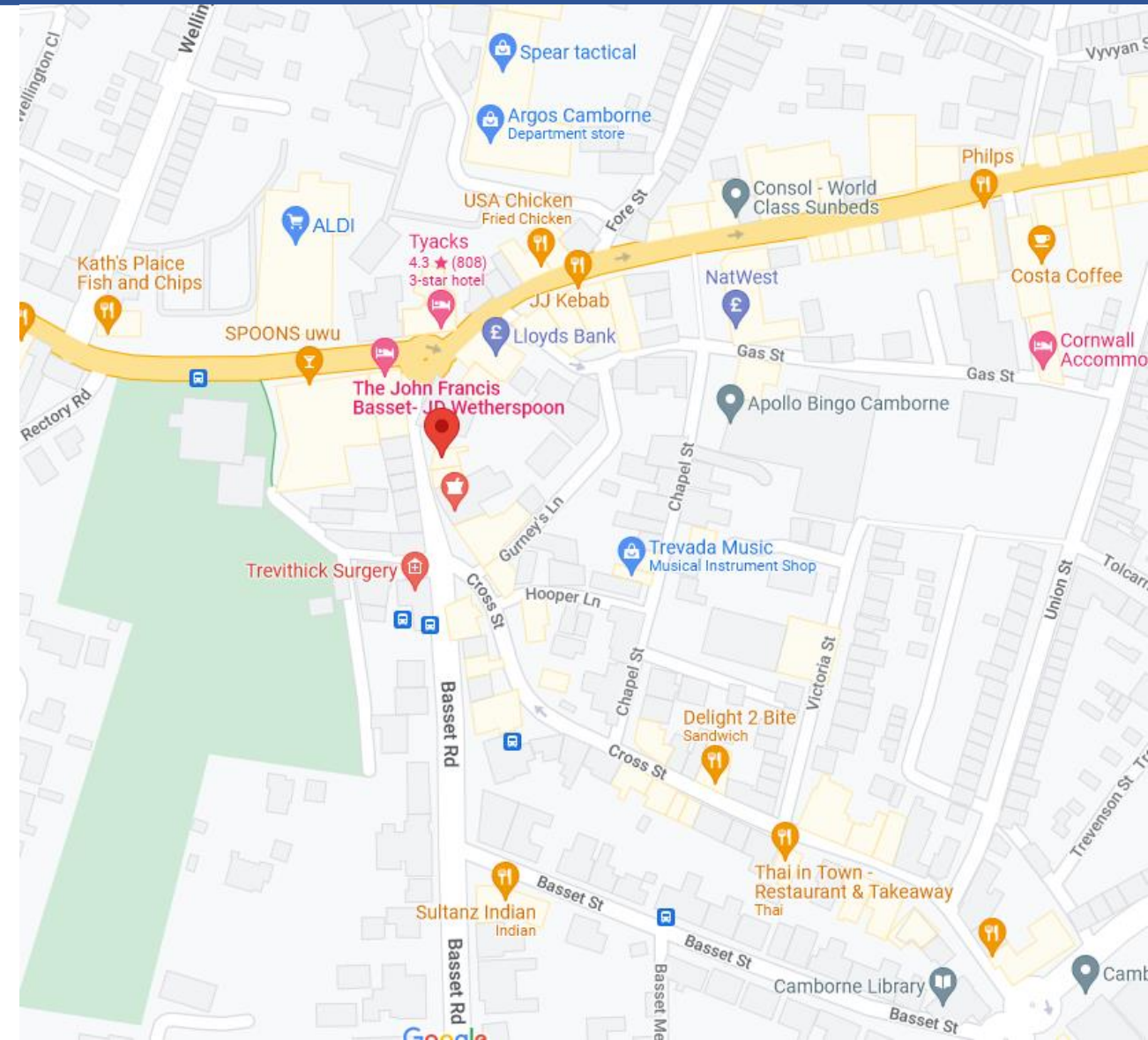
The shop is at present let to an Individual for a term of 6 Years and 11 Months from 19th June 2023 at a current rent of £7,020 p.a.
Open market rent review in September 2025 and 2028. No breaks.
Deposit held of £1,140.

Tenure:

Long leasehold. To be held on a 999 years lease from completion at a ground rent of peppercorn.

Location:

Located at the junction with Church Street in this town centre position, amongst such multiples as Costcutter, W H Smith, Your Move, Santander, Shoe Zone and a Lloyds Bank. Camborne lies midway between Newquay and Penzance on the A30 some 3 miles west of Redruth and benefits from good transport links via Camborne Railway Station.



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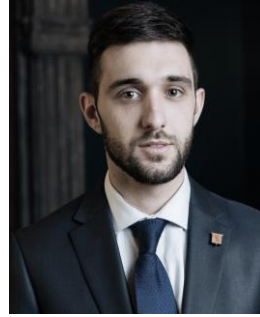
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Contacts:

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BLUE ALPINE

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