



#### Tenure

Freehold.

#### Location

Redruth is a busy Cornish market town with a population of some 13,000, located approximately 9 miles west of Truro and 17 miles north-east of Penzance. The town is immediately adjacent to the A30, the principal route from West Cornwall to Plymouth, Exeter and the M5 Motorway.

The property is located in the heart of the town centre on the north side of the pedestrianised Fore Street, close to its junction with Green Lane.

Occupiers close by include Iceland, Lloyds Bank (both adjacent), Specsavers (opposite), William Hill, HSBC, Halifax, Wilko, M&Co, Peacocks, Superdrug and Boots the Chemist, amongst many others.

#### Description

This attractive property is arranged on ground and two upper floors to provide a ground floor shop with ancillary storage and staff accommodation above, which can benefit from being self-contained.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>7.55 m</b>	<b>(24' 9")</b>
<b>Net Frontage</b>	<b>5.23 m</b>	<b>(17' 2")</b>
<b>Shop Depth</b>	<b>14.89 m</b>	<b>(48' 10")</b>
<b>Built Depth</b>	<b>19.76 m</b>	<b>(64' 10")</b>
<b>Ground Floor</b>	<b>71.25 sq m</b>	<b>(767 sq ft)</b>
<b>First Floor</b>	<b>45.30 sq m</b>	<b>(488 sq ft)</b>
<b>Second Floor</b>	<b>31.10 sq m</b>	<b>(335 sq ft)</b>
<b>Total</b>	<b>147.65 sq m</b>	<b>(1,590 sq ft)</b>

#### Tenancy

The entire property is to be let to SHOE ZONE RETAIL LTD for a term of 5 years from completion at a current rent of £11,000 per annum. The lease will be subject to a schedule of condition.

#### Tenant Information

No. of Branches: Approximately 500.

Website Address: [www.shoezone.com](http://www.shoezone.com)

For the year ended 1st October 2016, Shoe Zone Retail Limited reported a turnover of £159.834m, a pre-tax profit of £10.410m, shareholders' funds and a net worth of £30.145m. (Source: Experian 22.08.2017.)

#### Planning (1)

The upper floors may have potential for residential development, subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to Cornwall Council ([www.cornwall.gov.uk](http://www.cornwall.gov.uk)).

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

## Redruth

### 26 Fore Street

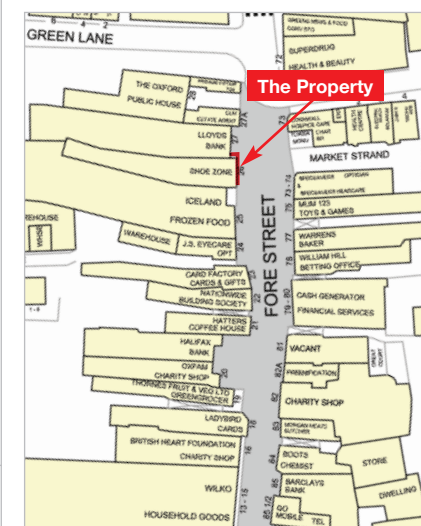
### Cornwall

### TR15 2BQ

- **Attractive Freehold Retail Investment**
  - **Comprising a total of 147.65 sq m (1,590 sq ft)**
  - **To be let to Shoe Zone Retail Ltd on a new 5 year lease**
  - **Well located in town centre between Lloyds Bank and Iceland**
  - **Potential to convert upper floors (1)**
  - **No VAT applicable**
  - **Rent to be Reserved**
- £11,000 pa**

**On the Instructions of**  
**shoezone**

**SIX WEEK COMPLETION**  
**AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
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