



**Holsworthy**  
**2-3 The Square**  
**Devon**  
**EX22 6AN**

- **Freehold Shop and Residential Ground Rent Investment**
- Shop let to Lloyds Pharmacy Limited
- Town centre position adjoining HSBC
- No VAT applicable
- Total Current Rents Reserved  
**£13,550 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Holsworthy is an attractive town situated within North Devon, some 8 miles east of Bude and some 12 miles north of Launceston. The town is located at the junction of the A3072 and the A388, providing access to the A30 trunk road which leads to the M5 Motorway. The property is situated on the north side of The Square, close to its junction with Victoria Square. Car parking is available in The Square and to the rear of the property there is another public car park. Occupiers close by include HSBC (adjacent), NatWest, British Heart Foundation and a mixture of local traders.

**Description**  
The property is arranged on ground and one upper floor to provide two shop units, one of which has been sub-let, with a self-contained flat above sold on a long lease.

**VAT**  
VAT is not applicable to this lot.

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

**Energy Performance Certificate**  
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2	Lloyds Pharmacy Limited (1)	Gross Frontage 7.45 m (24' 5") Net Frontage 6.85 m (22' 6") Built Depth 10.15 m (33' 4")	10 years from 25.03.2014 Rent review at 5th year FR & I Tenant's option to break 29.09.2019	£13,500 p.a.	Rent Review 2019
3 (2)		Gross Frontage 7.25 m (23' 9") Net Frontage 6.30 m (20' 8") Built Depth 13.40 m (44' 0")			
Flat 1	Cross & Herbert Ltd	First Floor Flat	99 years from 25.03.1991	£50 p.a. Fixed increases (every 33 years)	Reversion 2090

(1) For the year ended 31st March 2015, Lloyds Pharmacy Limited reported a turnover of £2,332.635m, a pre-tax profit of £29.852m, shareholders' funds of £223.013m and a net worth of £107.602m. (Source: riskdisk.com 14.09.2016.)  
(2) Shop No.2 has been sublet and trades as La Dolce Vita.

**Total £13,550 p.a.**

