

Penzance – Land at rear of 90-93 Market Jew Street TR18 2LG  
Freehold Land Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



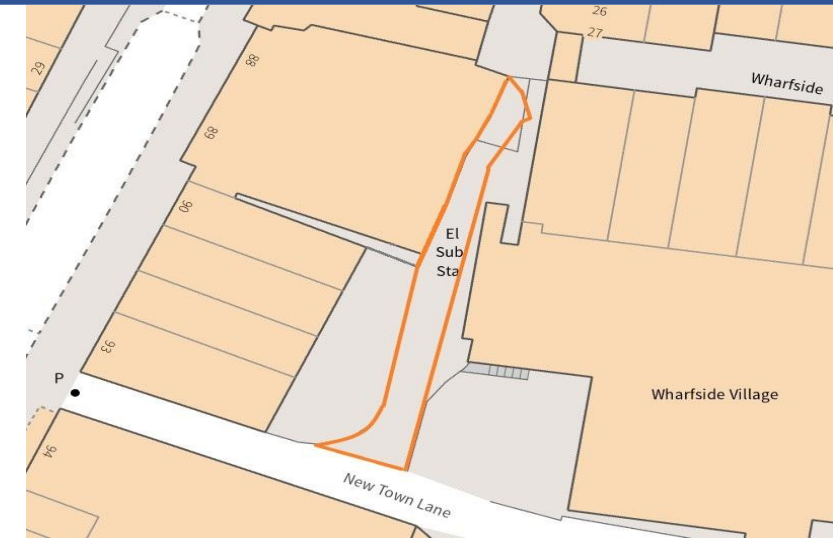
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### Investment Consideration:

- Purchase Price: £25,000
- Gross Initial Yield: 8.00%
- Rental Income: £2,000 p.a.
- Let until March 2098. No breaks.
- VAT is applicable to this property
- Comprises plot of land situated off New Town Lane
- Occupiers close by include Peacocks, Nationwide, Sports Direct, Mountain Warehouse, Poundstretcher, RNLI Shop & Iceland amongst others.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Land at rear of 90-93 Market Jew St	Plot of Land	Charville Estates (Penzance) Limited	99 Years from 25 March 1999	£2,000	Note 1: FRI Note 2: Reversion 2098
			Total	£2,000	

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### Property Description:

Comprises plot of land situated behind 90-93 Market Jew Street, with a size of c 0.05 acres.

### Tenancy:

The land is at present let to Charville Estates (Penzance) Limited for a term of 99 Years from 25<sup>th</sup> March 1999 at a current rent of £2,000 p.a. and the lease contains full repairing and insuring covenants. Reversion 2098.



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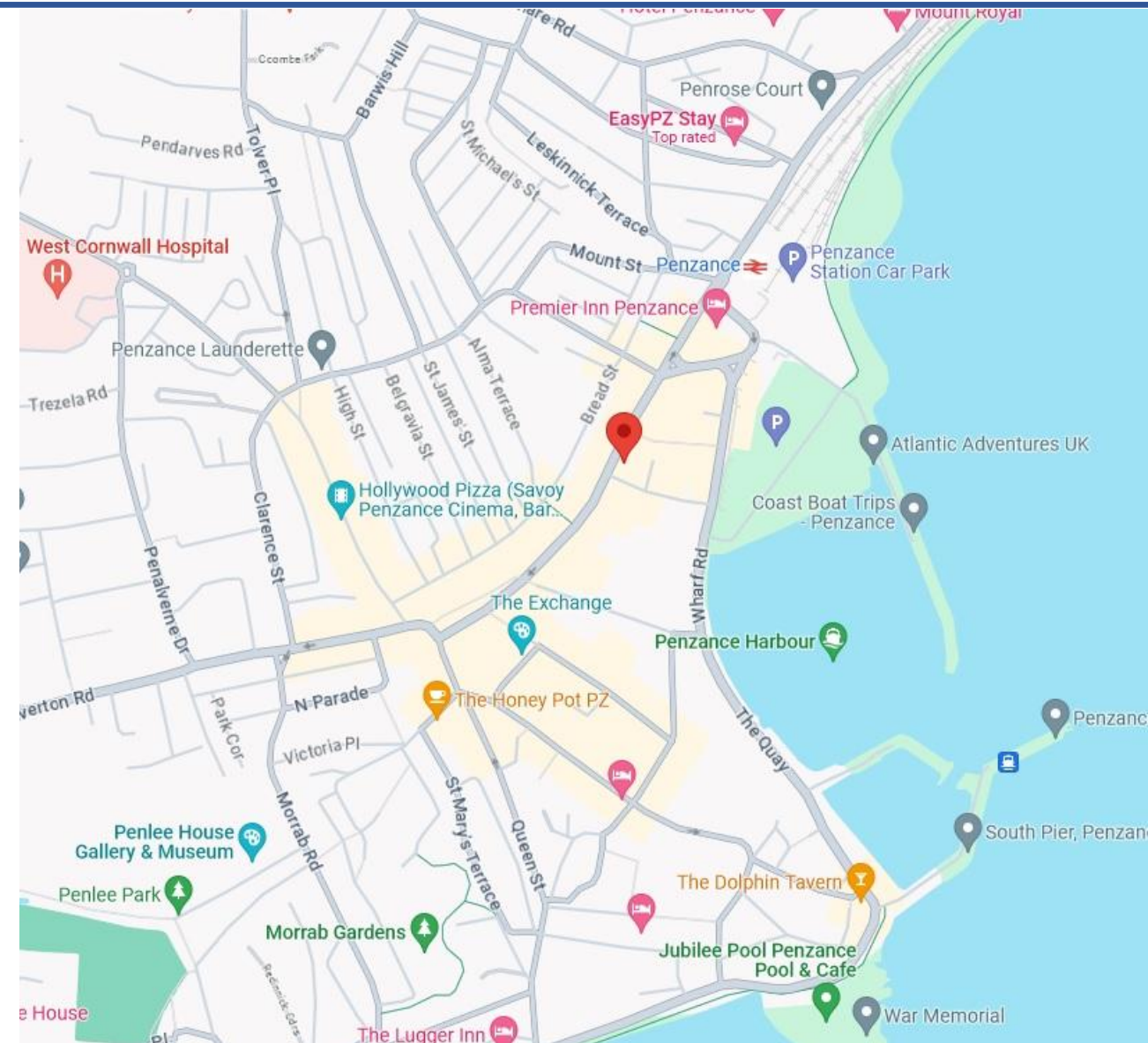
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### Location:

Penzance is a market town and a well established tourist centre on the Cornish Peninsular. The town is bordered to the north and east by the A30, a key arterial route through the South-West of England providing direct access to the M5 Motorway and A303. Penzance rail station is within 265 metres of the property providing direct services to London Paddington, Bristol and Exeter. The property is situated and the rear of 90-93 Market Jew Street. Occupiers close by include Peacocks, Nationwide, Sports Direct, Mountain Warehouse, Poundstretcher, RNLI Shop & Iceland amongst others.



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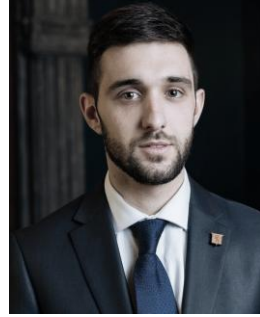
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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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