

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



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



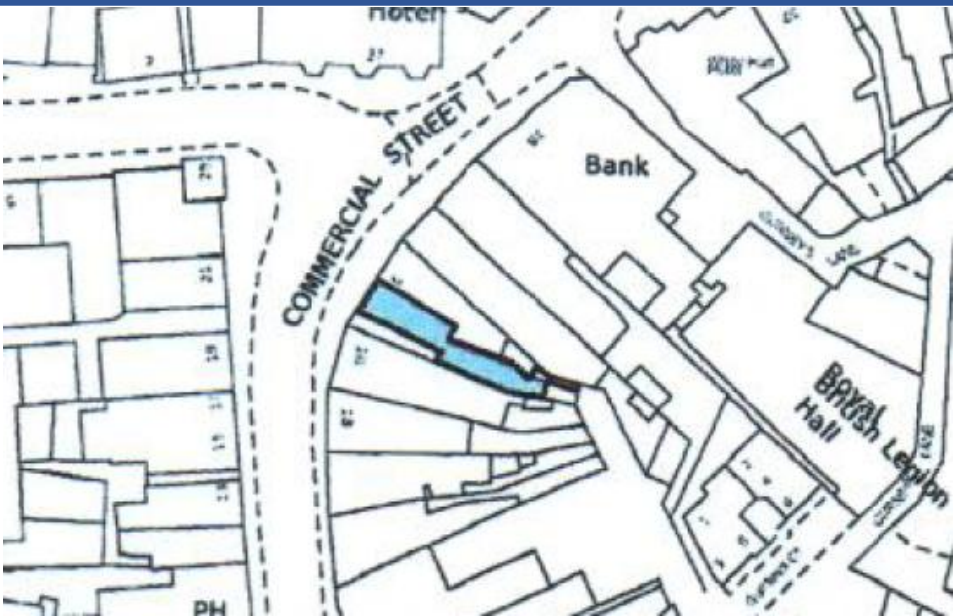
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Investment Consideration:

- Purchase Price: £100,000
- Gross Initial Yield: 9.00%
- Rental Income: £9,000 p.a.
- VAT is NOT applicable to this property
- Comprises a ground floor shop with additional storage rooms, kitchen and W/C.
- Prominent location in central Camborne, with occupiers nearby include Miller and Son estate agents, WH Smith, HSBC, Wetherspoons pub and hotel and Tyacks Hotel



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 22 (Ground Floor)	Retail: 37.30 sq m (401 sq ft) Office: 10.40 sq m (112 sq ft) Kitchen: 10.30 sq m (111 sq ft) Storage: 4.50 sq m (48 sq ft) Total: 62.50 sq m (672 sq ft)	Individual	10 Years from 20 February 2025	£9,000	Note 1: FRI Note 2: Rent review in 3rd and 6th year open market Note 3: Tenant option to determine in 3rd and 6th year with min 3 months notice Note 4: Deposit held of £2,250

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Property Description:

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Office: 10.40 sq m (112 sq ft)

Kitchen: 10.30 sq m (111 sq ft)

Storage: 4.50 sq m (48 sq ft)

Total: 62.50 sq m (672 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 10 Years from 20th February 2025 at a current rent of £9,000 and the lease contains full repairing and insuring covenants. Rent review in 3rd and 6th year open market. Tenant option to determine in 3rd and 6th year with min 3 months notice. Deposit held of £2,250

Tenure:

Leasehold. Held on a 999 Year Lease from 5th July 2016 at a ground rent of peppercorn.

Location:

Camborne forms part of the largest conurbation in Cornwall and was formerly one of the richest mining areas of the world, located in the heart of Cornwall, 15 miles from Truro and 16 miles from Penzance. Camborne station is on the main line to London Paddington and the town is 60 miles from Plymouth. Commercial Street forms part of the main high street in the town centre and 20-22 is in a good secondary pitch along the street. Nearby occupiers include Miller and Son estate agents, WH Smith, HSBC, Wetherspoons pub and hotel and Tyacks Hotel.



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Contacts:

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