



SITUATION

Located close to the junction with Higher Market Street and Saracen Place in the town's principal retail thoroughfare, opposite the Town Hall and amongst such multiples as **Lloyds TSB, Costcutter** and a **Premier Convenience Store** and only a few minutes walk from the Harbour. Penryn is located 2 miles north-west of Falmouth and 9 miles south-west of Truro and benefits from good road access via the A39.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop with A2 Use** plus internal access to **Ancillary Offices** at First Floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'9"
Internal Width	16'5"
Shop Depth	28'10"
Built Depth	43'11"
Sales Area	Approx 600 sq ft
Kitchen/Store Area	Approx 140 sq ft
WC	

First Floor

Offices/Ancillary Area	Approx 315 sq ft
WC	

£9,000 per annum

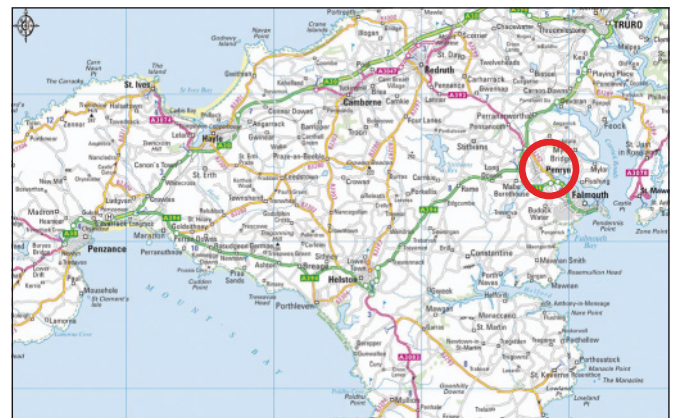
The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Countrywide Estate Agents (T/O for Y/E 31/12/09 £302.6m, Pre-Tax Profit £24.5m and Net Worth £119.2m) t/a Miller Countrywide (having 33 branches)** for a term of 10 years from 25th May 2005 at a current rent of **£9,000 per annum** exclusive.



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts