

St. Austell - 10 Fore Street, Cornwall PL25 5EN
Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



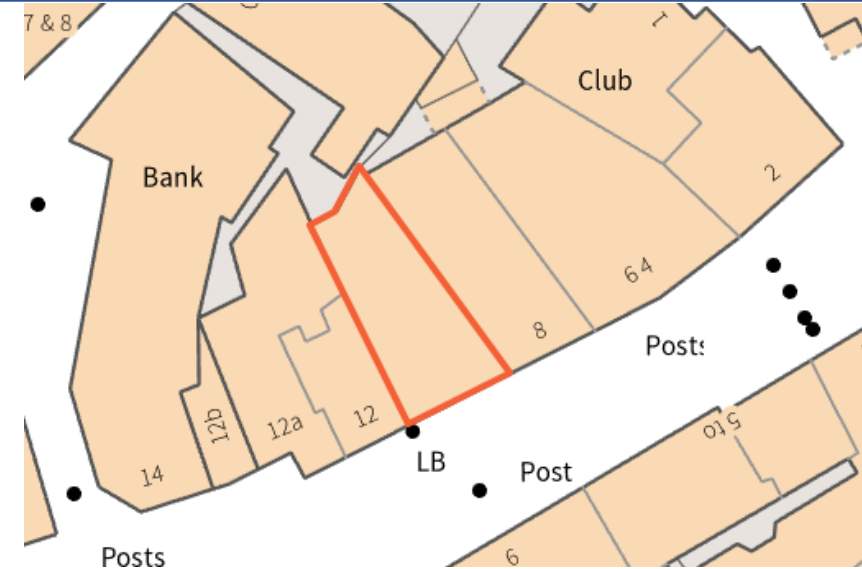
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Investment Consideration:

- Purchase Price: £95,000
- Gross Initial Yield: 9.58%
- Rental Income: £9,100 p.a.
- VAT is NOT applicable to this property
- Comprises two-storey retail premises
- Total GIA 105 sq m (1,130 sq ft)
- Suitable for variety of uses (Class E)
- Situated in the heart of the town centre with occupiers nearby include British Heart Foundation, Clarks, EE, Jewellers, Café, Pharmacy, Takeaway and many more.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 10 (Ground & First Floor)	Ground Floor: 56 sq m (603 sq ft) Open plan retail First Floor: 49 sq m (527 sq ft) Open plan office, kitchen, wc	Individual	4 Years from 24 February 2026	£9,100*	Note 1: FRI Note 2: Tenant option to determine on 24.02.28 with min 6 months notice Note 3: Deposit held of £2,250 Note 4: Tenant pays reduced rent of £6,500 p.a. for Year 1 and £7,800 p.a. for Year 2. The vendor will top up rent, so the buyer receives the equivalent to £9,100 p.a. from completion.

Total

£9,100

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Property Description:

Comprises mid-terrace ground floor shop with internally accessed ancillary accommodation at first floor, providing the following accommodation and dimensions:

Ground Floor: 56 sq m (603 sq ft)

Open plan retail

First Floor: 49 sq m (527 sq ft)

Open plan office, kitchen, wc

Total GIA: 105 sq m (1,130 sq ft)

Tenancy:

The entire property is at present let to an Individual for a term of 4 Years from 24th February 2026 at a current rent of £9,100* p.a. and the lease contains full repairing and insuring covenants. Deposit held of £2,250. Tenant option to determine on 24.02.28 with min 6 months notice.

**Tenant pays reduced rent of £6,500 p.a. for Year 1 and £7,800 p.a. for Year 2. The vendor will top up rent, so the buyer receives the equivalent to £9,100 p.a. from completion.*



Tenant Fitting Out

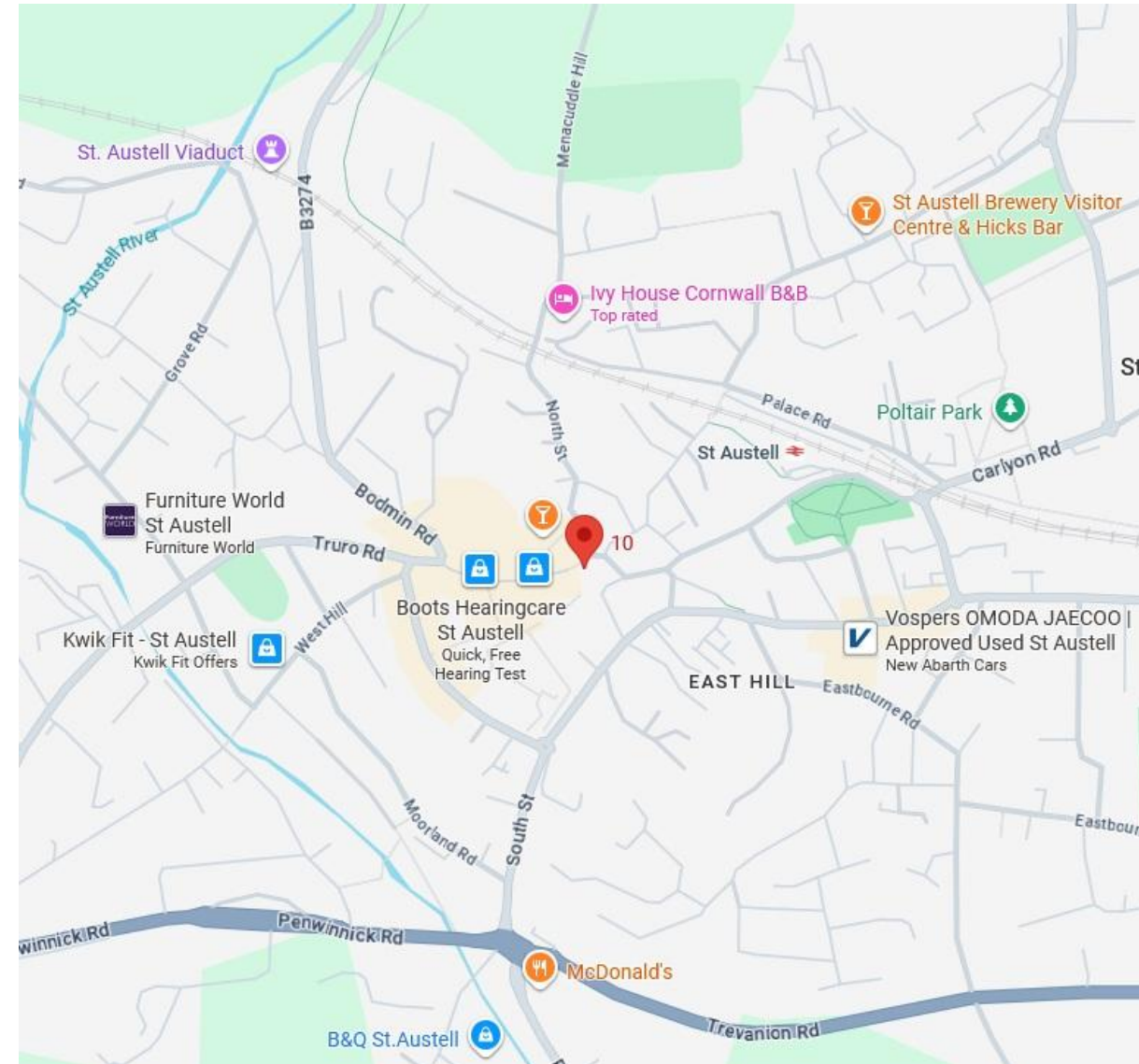
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Location:

St Austell, with a population of c. 34,000, is a busy and popular tourist town being home to the Eden Project. The town is located 13 miles north-east of Truro, 33 miles west of Plymouth and 11 miles south of Bodmin. The town centre is served by the A390 and A391, which in turn joins the A30 and A38 dual carriageways 7 miles to the north of the town. Occupiers nearby include British Heart Foundation, Clarks, EE, Jewellers, Café and many more.



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Contacts:

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



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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