

FOR SALE

Investment with 'A' rated Tenant

Brunel House, Lower Fore Street, Saltash, PL12 6BA

Prominent high street investment.



BK CODE
3707

INVESTMENT

Brunel House, Lower Fore Street, Saltash, PL12 6BA

LOCATION

Saltash is located on the western banks of the Tamar Estuary, opposite to the City of Plymouth, and is the eastern gateway to Cornwall on the A38, the principle road through the South of the county.

The premises occupy a prominent location in the principal retailing street of Saltash where numerous multiple, regional and local retailers are present. Saltash is the 6th largest town in Cornwall with a current population in excess of 16,000 and, as one would expect contains a mixture of both national and local occupiers primarily based around the retail centre of Fore Street. The property is prominently located on Fore Street on a row of retailers that include Barclays Bank, Martin McColl's Newsagents, Saltash Sports and Fox & Sons Estate Agents opposite Lloyds TSB and the Co-operative convenience store

DESCRIPTION

A mixed retail and office investment that is situated in a prominent location at the Eastern end of Fore Street, Saltash with Coral Racing Limited as its anchor tenant. Brunel House is laid out over 3 floors with Coral Racing Limited on the ground floor and United Care Concepts Limited and Blue Dolphin Leisure Limited on the floors above respectively.

TENANCY SCHEDULE

Ground floor

Coral Racing Limited for 10 years from 20/08/2013 with a rent review on 20/08/2020. Current rent £15,000 pax

First floor

United Care Concepts Limited for 5 years from 18/08/2015. Current rent £5,000 pax.

Second floor

Psychology Associates Limited for 5 years from 01/11/17. Current rent £5,000 pax.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

TERMS

We are instructed to invite offers in the region of £325,000 ofr the Freehold interest subject to the exiting tenancies. Based upon a purchase at this figure, this represents a net initial yield of 7.43% after the allowance of purchasers costs of 3.57%.

VIEWING

By appointment with the SOLE AGENT
Bruton Knowles - 01752 936101



Subject to Contract & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles has authority to make or give any representation or warranty to the property.