



## BOOKSHOP BUYS INTO BUDE



### Central shop, Bude

A shop in the centre of Bude has been let on behalf of long-standing private clients to WH Smith, who are now fitting out to open in August. Tim Smart comments: "my clients were delighted we have managed to secure such a good covenant in a very short period of time." We understand WH Smith are looking for further units in Cornwall where they are unrepresented. Please call Tim to discuss confidentially if you have a suitable property.

Contact Tim Smart on **01872 261028** / [timsmart@scctruro.co.uk](mailto:timsmart@scctruro.co.uk)

## PRIME LOCATION



### High Street, Exeter

We have been appointed to dispose of premises currently occupied by Nicklebys at 194 High Street.

The premises provide ground and first floor sales with staff/storage space over 3 further floors.

The property is available by way of a new lease at rent of £89,000 per annum.

Damian Cook reports that "there has already been strong interest in the premises from national retailers looking for a presence in Exeter."

Contact Damian Cook on **01392 202203** / [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)

### Student Demand Still Strong

We have just disposed of the freehold interest in 119 North Hill Plymouth. Previously occupied by a local firm of solicitors the premises were sold with the benefit of planning permission for 13 student rooms. The premises comprised of approximately 2400 sq ft with parking to the rear and were sold off an asking price of £275,000.

## The right space and time for continuum

We were asked earlier in the year to assist a provider of educational support services in their search for premises.

Continuum Group needed to find alternative premises in South Devon, and having identified a half-built sports pavilion in Buckfastleigh, we worked with both Continuum and the landlord to overcome the many hurdles involved in making the building suitable for use as a school, with all the necessary consents. The new school is on track for opening in September as planned.

Contact Jonathan Ling on **01392 202203** / [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)



## We have moved

Our Truro Office has moved to new modern premises at Truro Business Park, Threemilestone.

Tim Smart and his fellow directors are delighted with the response since opening Stratton Creber Commercial's Truro office over 7 months ago. Many of his established contacts and clients have been very supportive and he now has a superb meeting room to discuss their property matters in confidence and would be delighted to be reacquainted with those who have not yet seen the new office to pop in for a cup of coffee. Please call our new number, 01872261028, to check if Tim's in first! Or email [timsmart@scctruro.co.uk](mailto:timsmart@scctruro.co.uk)



## Flying High

*The acquisition programme continues with Devon Air Ambulance identifying 2 more shops in the county. Solicitors have been instructed and it is the intention to open new premises in both Kingsbridge and Tiverton by the end of the summer.*

*Firmly on the acquisition list is Tavistock and any retail opportunities would be welcomed by Damian Cook. Any opportunities please call Damian Cook on **01392 202203** or email [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)*

## Dedicated drinking for charity

Over 120 guests attended SCC's 8th annual beer festival at the Thistle Park Tavern in Plymouth managing to consume 8 barrels of locally brewed real ale and a roast hog.

Over £600 was raised for the local branch of Motor Neurone Disease Association with the help of Plymouth Match Fund Community Challenge and this year's Last man Standing Award was won by Design Development's Ian Russell who saw off some stiff challenges but eventually battled through to out party even the SCC stalwarts.



## Shield secure Sowton

We have let a prominent industrial site on Exeter's Sowton Estate

The mixed office and industrial premises, totaling 6,632 sq ft on a large secure site, were let to Shield Environmental Services in May on a 10-year lease off an asking rent of £32,500.



## RTG International returns to Millfields, Plymouth

Acting on behalf of Willborough Ltd, we have let the ground floor of the Old Dispensary, Millfields to local company, RTG International Ltd.

Taking occupation of part of the Old Dispensary represents a return to Millfields, well known as the former Royal Naval Hospital, for RTG International who operated over many years within both the Old Dispensary and nearby Pryn Court.

The Company occupies around 5,000 sq ft of elegant but functional offices we are offering the remaining offices – around 4,200 sq ft – on first floor, fully refurbished and self-contained, together with up to 10 parking spaces.

Contact Keith Beaumont on **01752 670700** / [keithb@scplymouth.co.uk](mailto:keithb@scplymouth.co.uk)



## HEART IN HARTNOLL



### Unit 15, Hartnoll Business Centre

A 4,500 sq ft workshop in Tiverton has gone under offer only a day after the particulars were prepared and placed on the web site.

Unit 1, Hartnoll Business Centre at Posthill, Tiverton is at the entrance to this popular estate where the firm are sole marketing agents.

Andrew Hosking adds: "there are over 25 occupiers on this popular estate where industrial and warehouse requirements can be catered for as well as outside storage enquiries."

Contact Andrew Hosking on **01392 202203**  
[andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)

## Developments turning the corner

In a flurry of activity which reflects the recent growth in the residential development sector, our land & planning department reports a number of option agreements and conditional contracts that have been concluded for the sale and acquisition of substantial parcels of land in towns such as Ivybridge, Newquay, Plymouth, Truro, Falmouth & Ermington.

We have agreed transactions since the beginning of 2011 that now total in excess of 100 acres which could provide upto 2,000 new homes in the next 5 years or so.



## Delivering Duchy development

Tim Smart, who heads our Truro office, is involved with two high-profile development schemes in Cornwall.

Tim is involved in consultation on the future of Goonhilly Earth Satellite Station, where GES Ltd plans to develop an international Space Communication Gateway. He is also on the Stadium for Cornwall Consultative Group which aims to develop a new county ground at Langarth on the outskirts of Truro.



Contact Tim Smart on **01872 261028** / [timsmart@scctruro.co.uk](mailto:timsmart@scctruro.co.uk)



The team has a donation website:  
[www.justgiving.com/SWATS](http://www.justgiving.com/SWATS)

Simon Greenslade and Damian Cook have agreed to take part in the "Shelterbox Dartmoor Challenge" for a second year which is to be held over two days in early September.

Their challenge (with two others) is to walk 30 miles orienteering over Dartmoor carrying a Shelterbox weighing 40kg containing survival kit together with their own rucksacks. They are now training in earnest in the hope that they won't get quite so lost this year!

Shelterbox, a charity based in Helston, provides essential equipment to disaster zones which in recent years have included the Haiti earthquake and the Japanese tsunami.