Miller Commercial

Chartered Surveyors and Business Property Specialists



73 FORE STREET, REDRUTH, TR15 2BL

A versatile retail unit or office located in the prime retailing area of Fore Street Redruth with substantial return frontage to Alma Place. Nearby occupiers include Lloyds Bank, Superdrug, Cancer Research UK, Premier News, Shoezone, Oxfam, Halifax, Boots., Wilko, WC Rowe and Specsavers.

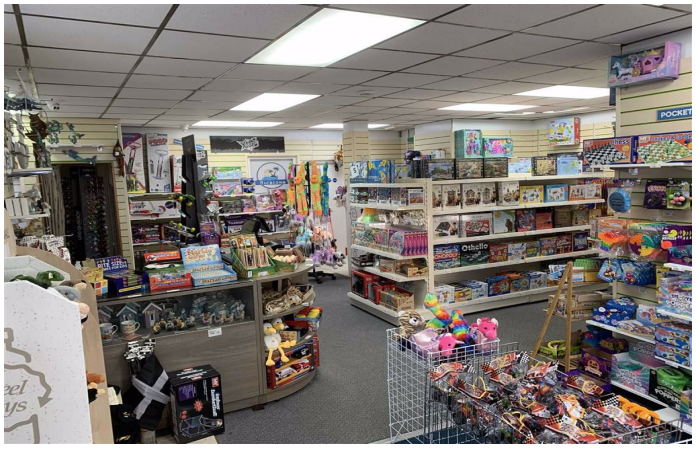
The premises are offered by way of a new proportional full repairing and insuring lease, the terms of which are open to negotiation.

- **PROMINENT RETAIL UNIT**
- **SUBSTANTIAL RETURN FRONTAGE**
- **842 SQ FT (78 SQ M)**
- **NEW LEASE AVAILABLE**
- **CLOSE TO CAR PARK & STATION**
- **EPC 'E' (114)**

Rental: £8,000 Per Annum Exclusive









LOCATION:
The premises are located fronting the pedestrianised part of Fore Street at its junction of the non-pedestrianised part, Alma Place and Green Lane. They are situated within a prime retail pitch close to Lloyds Bank, Shoe zone, Iceland, Card Factory, WC Rowe, Specsavers, Superdrug, Cancer Research UK and Stratton Creber Estate Agents.

PREMISES:
A ground floor lock-up retail unit with substantial return with store/office and good return frontage to Alma Place

SCHEDULE OF ACCOMMODATION:
Retail Area 781 Sq Ft (72.6 Sq M)
Store/Office 61 Sq Ft (5.7 Sq M)
WC with wash basin.

LEASE TERMS:
The premises are offered by way of a new proportional full repairing and insuring lease the terms of which are open to negotiation.

VAT:
We are advised that the property is not elected for VAT therefore no VAT is payable on the rent.

LOCAL AUTHORITY:
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £10,000.

SERVICES:
Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144

VIEWING:
Strictly by prior appointment through Miller Commercial.

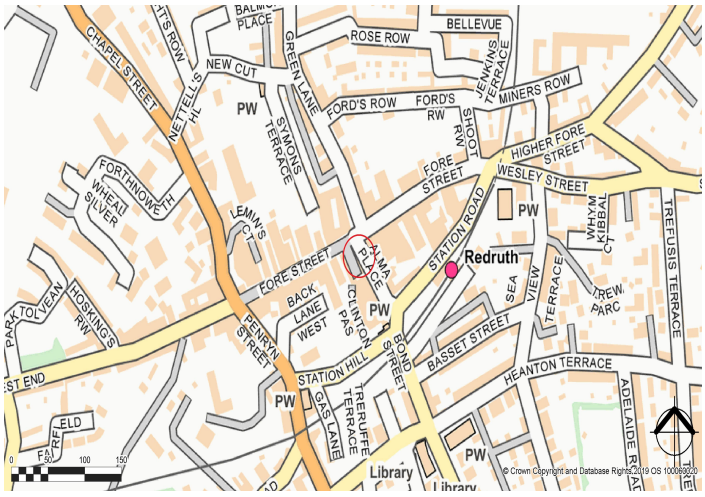
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is E (114).

CONTACT INFORMATION:
For further information or an appointment to view please contact either:-

Mike Nightingale on 01872 247008
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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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