Miller Commercial

Chartered Surveyors and Business Property Specialists









OFFICE PREMISES, 4 BOND STREET, REDRUTH, TR15 2QB

- OFFICE PREMISES TO LET
- 911 SQ FT (84.7 SQ M)
- NEW LEASE OFFERED
- FLEXIBLE SPACE
- SUITABLE FOR OFFICE/CONSULTANCY USE
- EPC: APPLIED FOR

Rent: £7,500 Per Annum Exclusive









LOCATION:
4 Bond St lies at the northern end of Bond St, close to Redruth Railway Station. Redruth itself is home to some 15,500 residents and has a bustling high street, and the re-development of the former library to The Writer's Block just south on Clinton Road is helping this area become a hub for creatives, professionals and retailers.

DESCRIPTION:
Ground floor office premises located close to Redruth Mainline Railway Station in the heart of Redruth with easy access to local bus services and public car parks.

The premises form part of 4 Bond Street, which also comprises 2 further commercial premises and flats to the rear and above. The end terrace property itself is well maintained and boasts an attractive frontage with large sash windows.

SCHEDULE OF ACCOMMODATION:
Front office: 19.4 Sq M (209 Sq Ft)
Open plan area: 17 Sq M (182 Sq Ft)
Rear room/office: 16.6 Sq M (179 Sq Ft) Rear lobby: 7.3 Sq M (79 Sq Ft)
Strong room: 13.4 Sq M (144 Sq Ft)
Kitchen: 8.5 Sq M (92 Sq Ft)
Landing Storage: 2.4 Sq M (25 Sq Ft)

Total: 911 Sq Ft (84.7 Sq M)

TENURE / LEASE TERMS:
The premises are available from August 2026 on a full repairing and insuring lease.

VAT:
The property is not elected for VAT.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

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 £8,300. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property has been applied for.

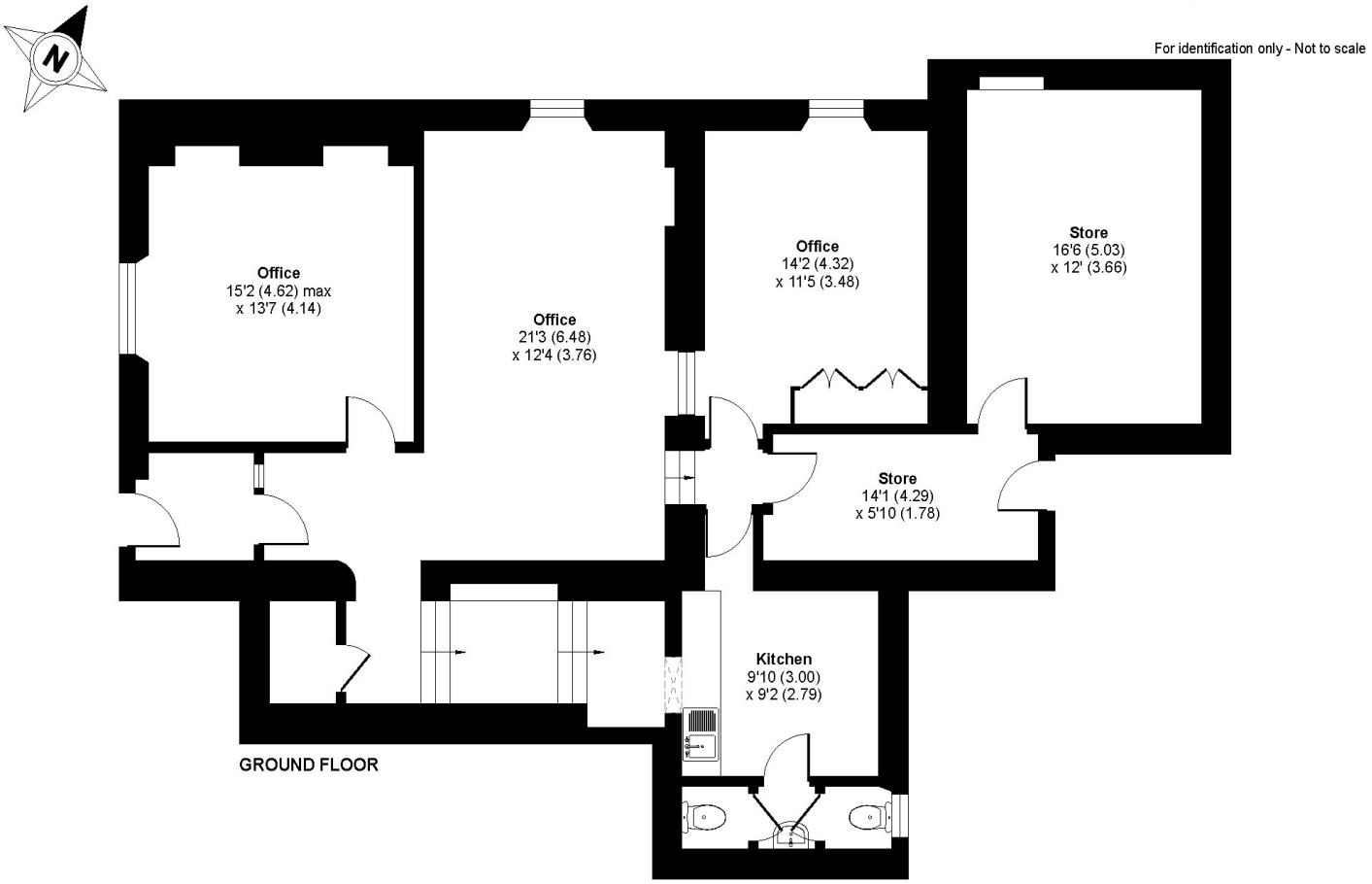
VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Eilidh Donaldson on 01872 301830
Email ed@miller-commercial.co.uk

4 Bond Street, Redruth, TR15 2QB

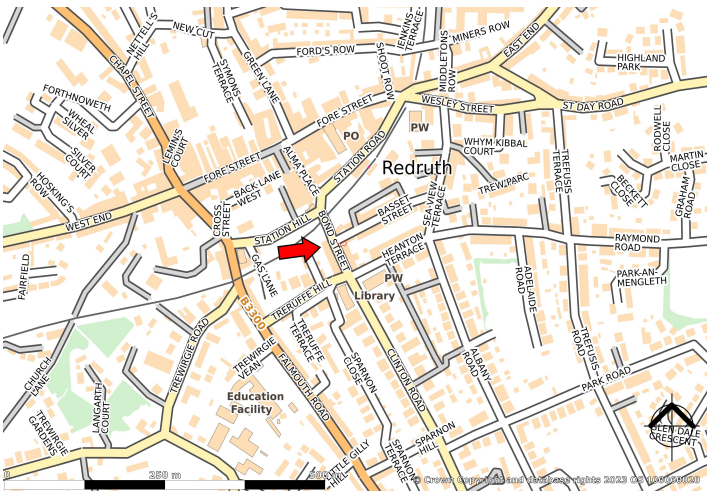
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Miller Commercial LLP. REF: 1003128





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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