

23 FORE STREET, REDRUTH, TR15 2BD

£50,000 FREEHOLD

Miller Commercial

Chartered Surveyors and Business Property Specialists

TO BE SOLD VIA AUCTION:
on Tuesday 9 September 2025 via Auction House South West: Property for Auction in South West - 23 Fore Street, Redruth, Cornwall TR15 2BD

LOCATION:
Number 23 is located on the pedestrianised area of Fore St, the primary shopping street in Redruth. Nearby occupiers include Rowes the Bakers, Nationwide, Poundland, William Hill and Oxfam alongside numerous local and independent businesses. The Redruth Buttermarket has recently undergone a significant refurbishment following investment and alongside exciting cultural venues like the Redruth Drapery and The Ladder, Redruth has plenty to offer. It is well located adjoining the pedestrianised access to New Cut public car park.

DESCRIPTION:
A flexible Grade II listed building in the heart of Redruth now available on a new lease. The property is set over two floors, with ground floor retail, storage, staff room, and WCs with first floor storage. The premises would suit a variety of uses, subject to the suitable planning, and are available immediately.

The premises are immediately available.

SCHEDULE OF ACCOMMODATION:
Measured under net internal area according to RICS Property Measurement, 2nd edition, the below areas are approximate:

Ground floor retail - 765 Sq Ft / 71.1 Sq M
Rear store - 410 Sq Ft / 38.12 Sq M
x 2 WC
FF store - 482 Sq Ft / 44.81 Sq M
FF store inaccessible - 761 Sq Ft / 70.68 Sq M
NOTE: this area is unusable and the area is an estimate.

TENURE:
Freehold sale by auction.

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 £10,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

VAT:
The property is not elected for VAT therefore no VAT is payable on the rent.

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

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is 'E' (117).

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

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

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

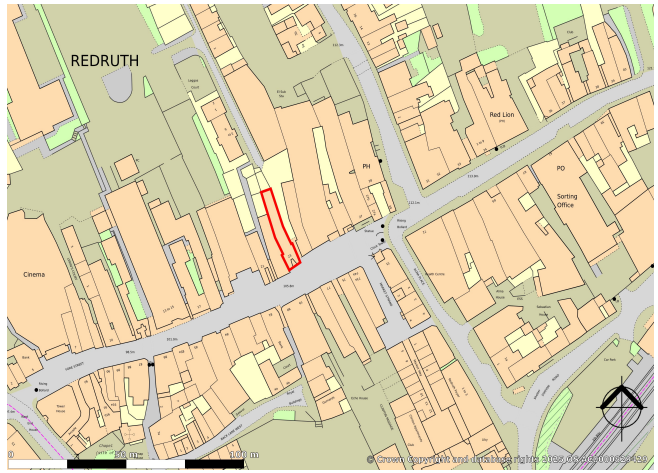
AUCTION ENQUIRIES:
Auction House South West: 01752 741383
Email: southwest@auctoinhouse.co.uk













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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