

Miller Commercial

RETAIL/SHOWROOM PREMISES, BARNCOOSE TERRACE, POOL, REDRUTH, TR15 3HB

OFFERS IN EXCESS OF £395,000 RENT AT OFFERS IN EXCESS OF £34,000

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
The property lies on Barncoose Terrace in a prominent position close to the turning for Wilson Way, in between Redruth and Pool. Redruth and Pool is home to some 22,000 residents, with plenty more driving through this area for the industrial and logistical hub of Wilson Way, or to work in Redruth itself. The property is around 1 mile from the Avers Junction on the A30 with Truro just over 12 miles away.

DESCRIPTION:
The property enjoys a generous plot size with car parking and yard space alongside large windows making it an ideal retail/showroom proposition, or even a drive-thru for the right occupier. Available immediately and with vacant possession our clients have cleared the site and provided a blank canvas for a new owner/occupier or investor to make the most of this fantastic space.

Previously home to a pine factory and car sales the versatile nature of the property means any number of businesses could be operated from this site and early interest in highly recommended.

The property is also available leasehold at offers in excess of £34.000 per annum on a full repairing and insuring basis.

SCHEDULE OF ACCOMMODATION:
The property offers a main showroom/retail space with three rear offices, kitchenette, WCs and a store. To the exterior is ample car parking and yard space.

TENURE / LEASE TERMS:
The property is available freehold at offers in excess of £395,000 or leasehold at offers in excess of £34,000 with other lease terms to be agreed.

VAT:
All the above prices/rentals are quoted exclusive of 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 £8,600. 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 is 'C' (57).

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








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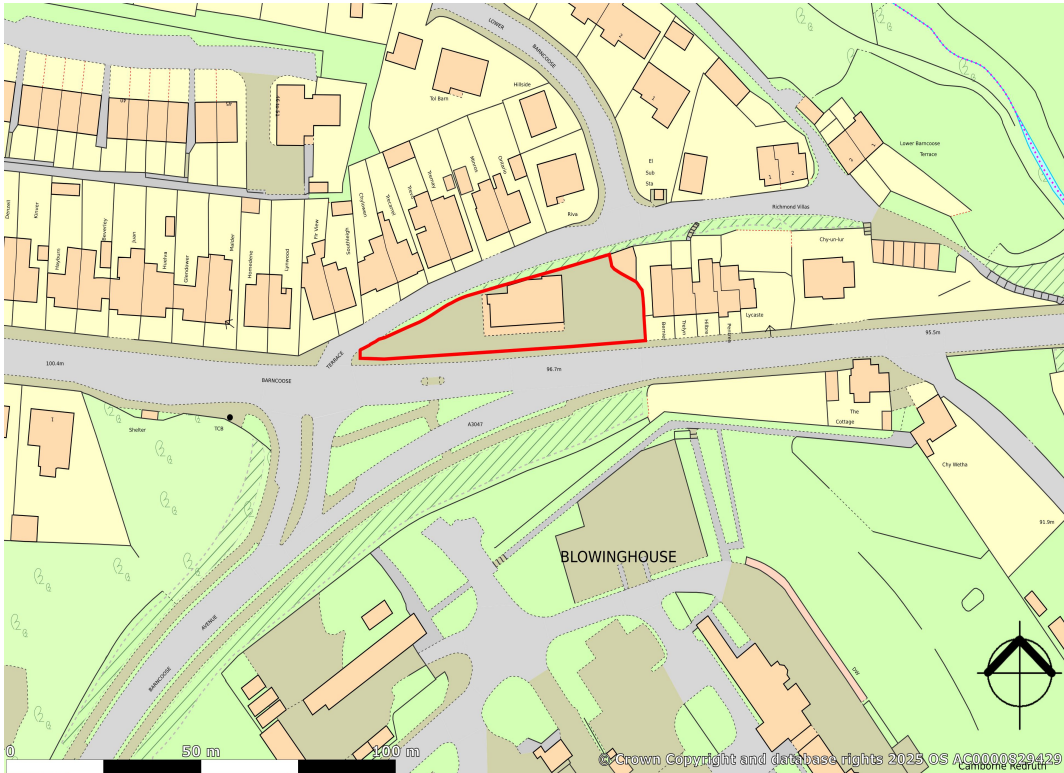
BLOWINGHOUSE
0
50 m
100 m
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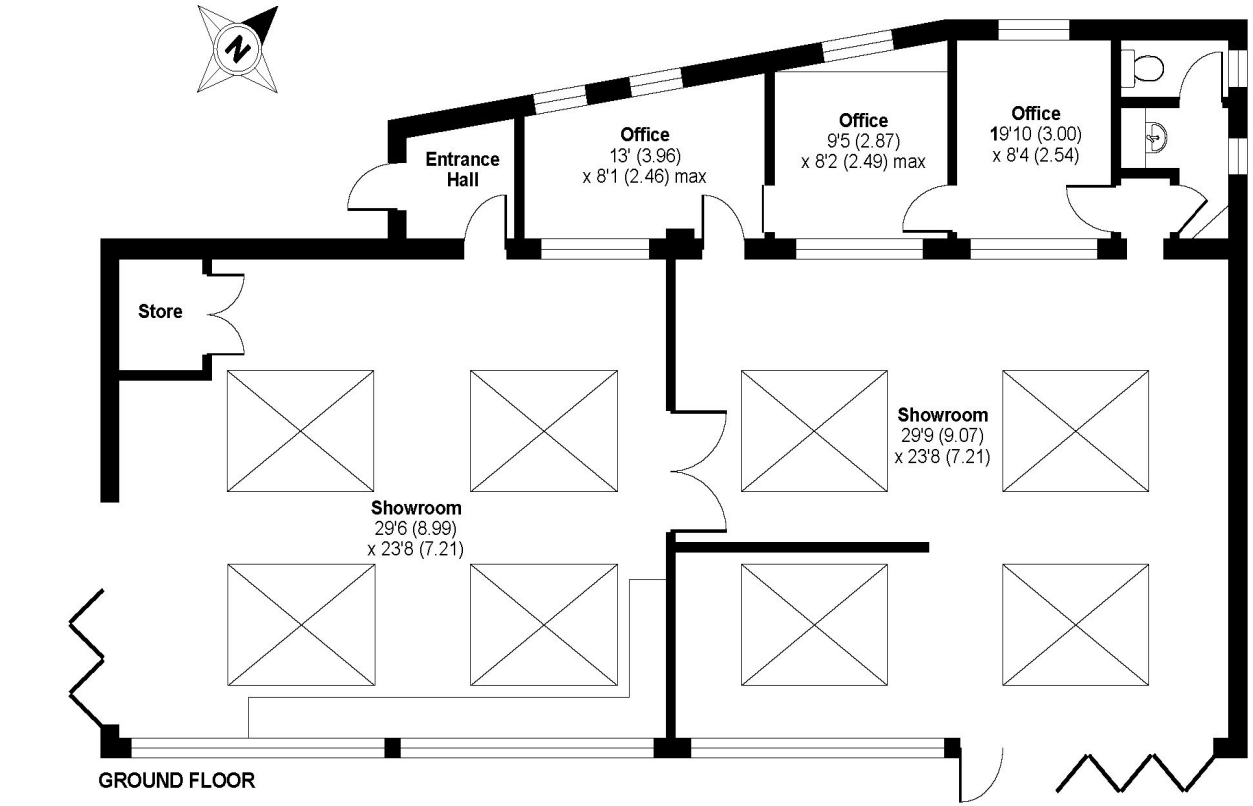
Blowinghouse, Redruth, TR15 3HB

Approximate Area = 1824 sq ft / 169.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Miller Commercial LLP. REF: 1356746

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