



MIXED INVESTMENT, TOWER HOUSE, FORE STREET, REDRUTH, TR15 2BP

GUIDE PRICE £950,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Located in a prominent position on the corner of Fore St and Penryn St in Redruth. Redruth is a historic mining town in central Cornwall with a population of some 16,000.

Recent investment into the Butter Market alongside numerous independent and national retailers have turned Redruth into a bustling town with plenty to offer.

DESCRIPTION:

A high yielding multi-let investment in Redruth comprising three ground floor shops with seven studio and two one bedroomed flats above which are accessed separately.

Full leases are available on request and our clients have recently repaired the roof, decorated the exterior and in all it presents very handsomely.

All flats are now on APTs which commenced 1 May 2026 which bring in £69,540 per annum. .

The commercial units are as follows:

Unit 1: 5 year lease expiring 30 April 2029 at a passing rent of £6,000 plus VAT

Unit 2: 5 year lease expiring 31 January 2028 at a passing rent of £7,200 plus VAT

Unit 3: 6 year lease put in place December 2025, expires 22/01/2032 at a passing rent of £7,500 plus VAT

TENURE:

Freehold with the benefit of existing leases. Copies are available on request.

Total rent received is £69,540 from the flats and £21,600 from the commercial units. In all £91,140 per annum.

VAT:

The property is elected for VAT and it is envisioned that this will be sold by way of a TOGC.

LEGAL COSTS:

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

BUSINESS RATES AND COUNCIL TAX:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable values are below:

Unit 1 £7,000

Unit 2 £7,200

Unit 3 £9,900.

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

The flats all fall under band 'A' for council tax purposes.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for the units are below

Unit 1 E (104)

Unit 2 C (55)

Unit 3 C (71)

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

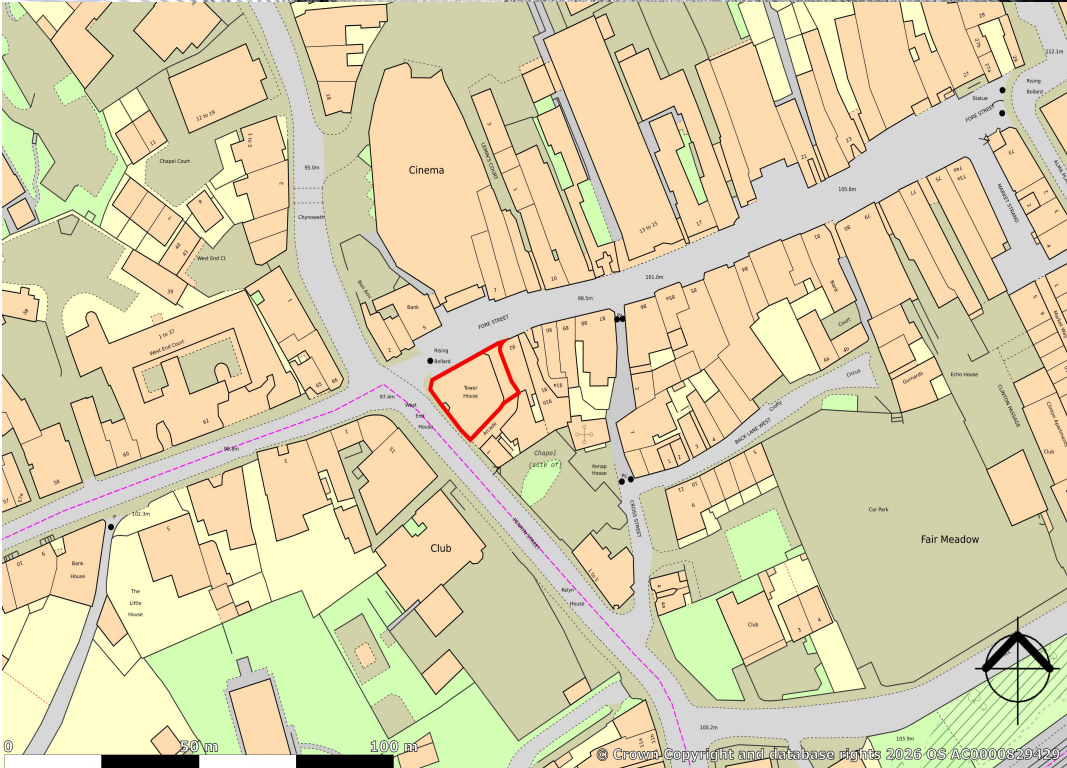
Eilidh Donaldson on 01872 301830

Email ed@miller-commercial.co.uk







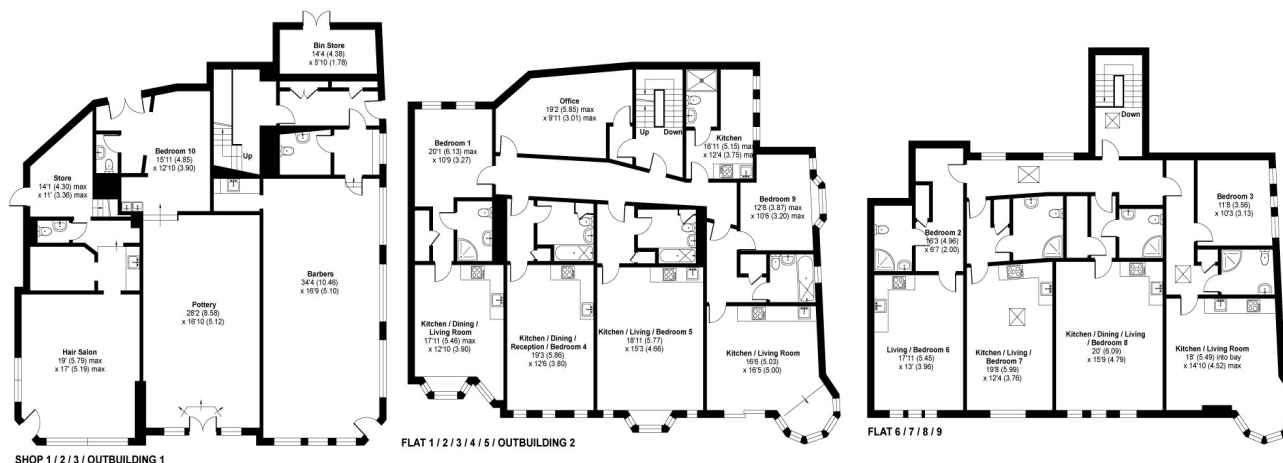


Tower House, Fore Street, Redruth, TR15 2BP



Shops = 1882 sq ft / 174.8 sq m
 Flats = 2550 sq ft / 236.9 sq m
 Outbuildings = 264 sq ft / 24.5 sq m
 Total = 4696 sq ft / 436.2 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 2026. Produced for Miller Commercial LLP. REF: 1477048

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