



4A BOND STREET, REDRUTH, CORNWALL TR15 2QB

A lock up retail unit located within Bond Street Redruth. The premises which include 30.6sq.m (329 sq.ft) of accommodation are offered by way of a new internal repairing and insuring lease.

The premises are located close to the Town Centre including the Station and Bus Interchange and car parks.

- LOCK-UP LEASEHOLD PREMISES
- SUITABLE FOR CAFÉ/RETAIL/OFFICE/CONSULTING ROOMS (SUBJECT TO CONSENTS)
- WELL LOCATED FOR CAR PARKS AND STATION
- INTERNAL INSPECTION RECOMMENDED
- NEW LEASE AVAILABLE
- EPC RATING B (39)

£5,000 PER ANNUM EXCLUSIVE



LOCATION:

4a Bond Street is ideally positioned just south of Redruth's mainline railway station, within an established parade of local independent businesses.

The property benefits from close proximity to the town centre and Fore Street, providing easy access to Redruth's retail, leisure and professional amenities. The increasingly popular Buttermarket is just a short walk away, offering a vibrant mix of food vendors and independent traders.

The property also sits alongside established occupiers including Smile Dental Care and Cornish Health Stores, with strong links to the surrounding residential areas and wider town.

PREMISES:

A ground floor lock-up retail shop with a raised section to the rear, with a WC and storage cupboard.

The unit is currently let to a café tenant but will be returned to a neutral presentation prior to occupation.

SCHEDULE OF ACCOMMODATION:

Front Area 19.8 sq.m (214 sq.ft)

Rear Raised Area 10.8 sq.m (116 sq.ft)

WC with wash basin.

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease, internal only. The tenant will be responsible for the shopfront fascia and doors, and will contribute a reasonable proportion of the insurance premium as recharged by the landlord.

LEGAL COSTS:

The incoming lessee to make a contribution the Landlord's reasonably incurred legal costs.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

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 £3,850 from April 1st 2026.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is within Band B (39).

CONTACT INFORMATION:

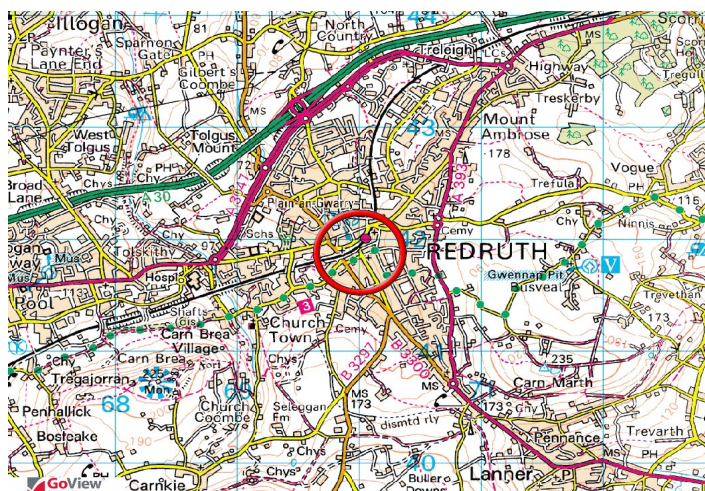
For further information or an appointment to view please contact either:-

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