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Miller Commercial 

HUNTLEY & PARTNERS

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PROPERTY CONSULTANTS

Miller Commercial 
VALUERS LIMITED



4A PENRYN STREET, REDRUTH, TR15 2BP

A ground floor shop unit of approximately 197 sq ft, presented in clean condition and ready for an occupier to fit out.

The unit is suited to retail use and would also suit an appointment-based occupier such as a beauty, therapy or professional services business.

Available by way of a new internal repairing and insuring lease.

- **LOCK-UP LEASEHOLD PREMISES**
- **SUITABLE FOR CAFÉ/RETAIL/OFFICE/CONSULTING ROOMS**
- **CENTRAL TOWN LOCATION**
- **NEW LEASE AVAILABLE**
- **EPC RATING PENDING**

£3,900 PER ANNUM

LOCATION:

Situated in the heart of Redruth town centre, close to an array of amenities and within easy reach of the mainline railway and bus stations. 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.

The unit occupies a corner position at the junction of Cross Street, Penryn Street and Station Hill, and benefits from good passing traffic.

DESCRIPTION:

A ground floor corner shop unit extending to approximately 197 sq ft, clean and presentable for an occupier to fit out.

The unit is well suited to cafe or retail use, having previously traded as both, and would also suit an appointment-based occupier. The premises are available by way of a new internal repairing and insuring lease.

SCHEDULE OF ACCOMMODATION:

197 SQ FT (18 SQ M)

LEASE TERMS:

The premises are available immediately on a new lease.

VAT:

All the above 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 £1700. 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 to be confirmed.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Eilidh Donaldson on 01872 301830

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