

Miller Commercial

Chartered Surveyors and Business Property Specialists



4A BOND STREET, REDRUTH, TR15 2QB

A lock up retail unit located within Bond Street Redruth. The premises which include 26.9 sq.m (289 sq.ft) of accommodation are offered by way of a new internal repairing and insuring lease and are available immediately.

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

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

£4,800 PER ANNUM EXCLUSIVE



LOCATION:

The premises are located on Bond Street which is one of the principal streets leading to the centre of Redruth. Nearby there is Redruth Railway Station with Bus Interchange and the Market Car Park.

PREMISES:

A ground floor lock-up retail shop with raised section to the rear.

SCHEDULE OF ACCOMMODATION:

Front Area 16.9 Sq M (181 Sq Ft)

Rear Raised Area 10.5 Sq M (113 Sq Ft)

WC with wash basin.

LEASE TERMS:

The premises are available to let on a new internal repairing and insuring lease. The tenant will be responsible for the shopfront fascia and doors. The estimate for insurance for the current year (ending June 24) is £196.98.

LEGAL COSTS:

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

VAT:

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

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

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 £3,750. For businesses that occupy just one non-domestic property this is below the threshold where business rates become payable.

ENERGY PERFORMANCE CERTIFICATE:

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

CONTACT INFORMATION:

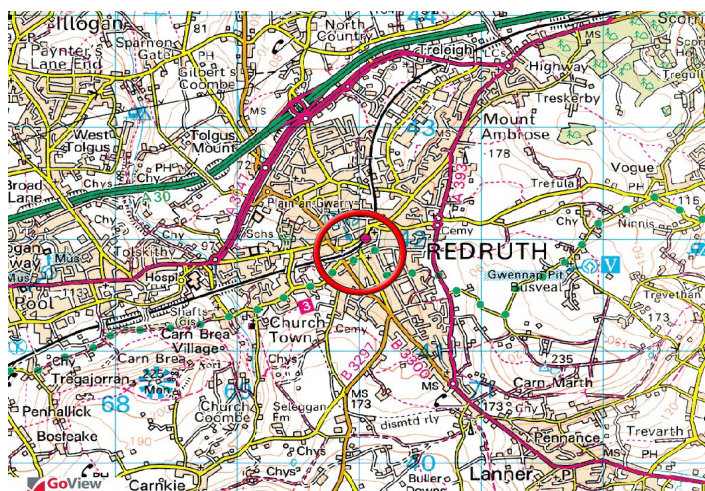
For further information or an appointment to view please contact either:-

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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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