

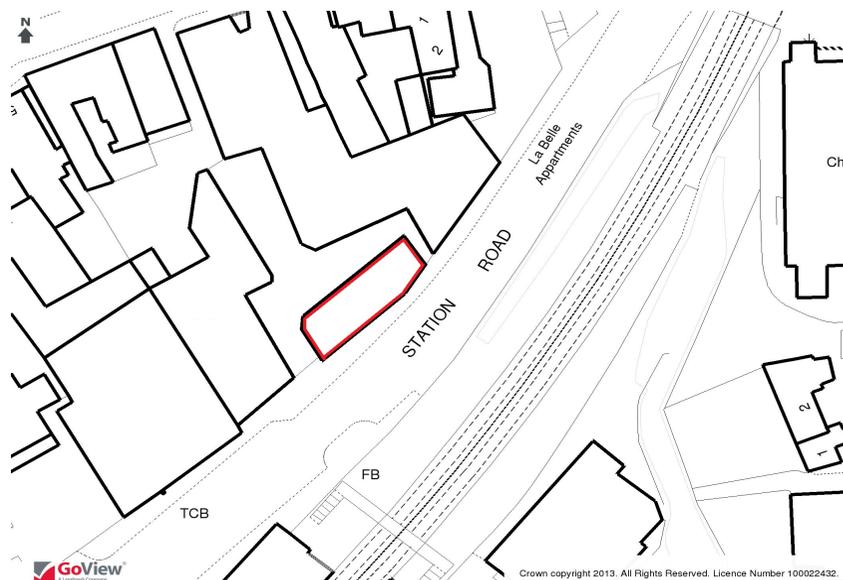


### 3 & 4 STATION ROAD, REDRUTH, TR15 2AB

The premises comprise a 2 storey office which is situated in a prominent position opposite Redruth Railway Station and Bus Terminus. They are considered suitable for retail or showroom uses (subject to consents).

- OFFICES WITH FLEXIBLE USE POTENTIAL
- OPPOSITE REDRUTH TRAIN STATION
- PROMINENT SITE
- 1,577 SQ FT (146.5 SQ M)
- EPC - BAND E (122)

**£15,500 per annum**



**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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

#### LOCATION:

[A prominent town centre location opposite Redruth Railway Station and bus interchange.

#### PREMISES:

A two storey office building which has been utilised for retail purposes and more latterly as an opticians.

#### SCHEDULE OF ACCOMMODATION:

Entrance Lobby leading to:-  
Office 76.6 sq.m(825 sq.ft) including open plan area and two meeting rooms.  
Kitchen 5.25 sq.m(57 sq.ft)  
WC, Disabled WC  
First Floor  
Offices 76.45 sq.m (822 sq.ft) plus ancillary areas  
3 X WC

#### LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease for a minimum term of 3 years.

#### 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](http://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 £10,750. This is below the threshold where businesses who occupy only one commercial property pay business rates.

#### SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:  
Western Power: 0845 601 2989  
South West Water: 0800 169 1144  
Transco: 0800 111 999



#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (122) and expires in May 2030.

#### CONTACT INFORMATION:

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

**Tom Smith** on 01872 247013  
Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

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