

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## 73-74 Fore Street, Redruth TR15 2BL

- FREEHOLD FOR SALE
- VACANT POSSESSION
- POTENTIAL TO CONVERT UPPER FLOORS (STP)
- PROMINENT RETAIL LOCATION
- CLOSE TO CAR PARK AND STATION
- EPC E (125)

Asking price £180,000 Freehold



## LOCATION

The property is located in the prime retailing area of Fore Street Redruth with return frontage onto Market Strand. Nearby occupiers include Lloyds Bank, Superdrug, Cancer Research UK, Premier News, Shoezone, Oxfam, Halifax, Boots, Wilko and WC Rowe.

## DESCRIPTION

The property is arranged over two floors with retail and wc on the ground floor with consultancy rooms/storage and office on the first floor. There is separate access to the first floor directly from street level at Market Strand.

## ACCOMMODATION

Retail Area 56.29 sq m (606 sq ft)

First Floor 42.92 sq m (462 sq ft)

## TENURE

The property is available to purchase freehold.

## LEGAL COSTS

Each party is to be responsible for their own legal costs involved in the 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 £11,000. For small businesses with only one non-domestic property Small Business Rates Exemption could be applied for.

## VAT

We understand that the property is elected for VAT.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is within Band E (125) and runs until April 2028.

## CONTACT INFORMATION



For further information or an appointment to view please contact either:-  
Will Duckworth on 01872 247034 or via email [wd@miller-commercial.co.uk](mailto:wd@miller-commercial.co.uk) or  
Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)  
VIEWING: Strictly by prior appointment through Miller Commercial.

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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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



# Miller Commercial

