

RETAIL PREMISES, CLOSE HILL, REDRUTH, TR15 1EP

Currently trading as a Morrisons Local on Close Hill in Redruth the opportunity has arisen for a new leasehold owner to take occupancy of this unopposed convenience store.

The premises will be offered with full vacant possession ready to receive a new tenants fit-out. Alternative uses will be considered, subject to consents.

Located close to the A30 Avers Interchange, City Plumbing and a local vets surgery.

Rental, £25,000 Per Annum Exclusive

- **Leasehold Retail Premises in Redruth**
- **Available With Full Vacant Possession**
- **1,939 Sq Ft (180 Sq M)**
- **Forecourt Car Parking**
- **3 - 4 Bedroom Flat Available By Separate Negotiation**
- **EPC 'C' (56)**

LOCATION:

The store is located on the edge of Redruth, around a 0.5 mile walk to the town centre, and close to the A30 and A3047.

Redruth itself is home to around 15,500 residents and with this store being in the heart of a densely populated area the opportunity to run a successful convenience store is clear.

PREMISES:

The premises comprise of a main retail area, with rear office, staff area and side store. NOTE: the premises are offered with full vacant possession, not as a going concern.

There is also a flat above the premises which is potentially available by separate negotiation.

SCHEDULE OF ACCOMMODATION:

Retail area: 162.3 Sq M (1747 Sq Ft)

Office: 3.6 Sq M (38 Sq Ft)

Staff area: 3.8 Sq M (40 Sq Ft)

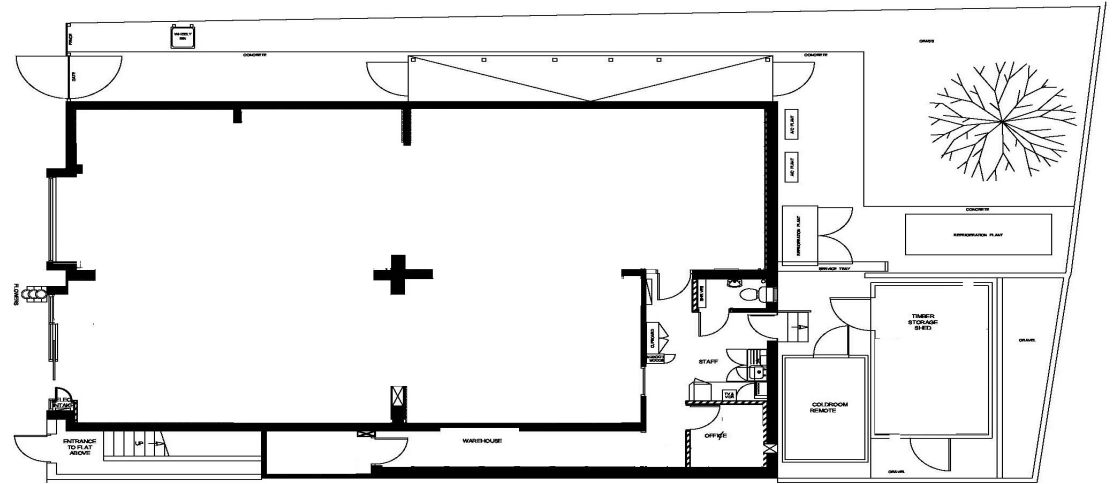
Side Store: 10.5 Sq M (113 Sq Ft)

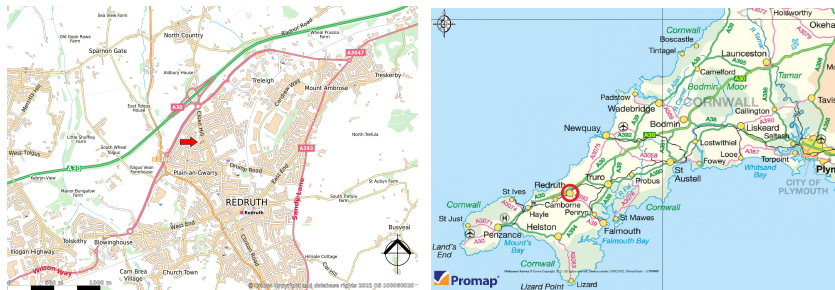
LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease at a guide rental of £25,000 PAX.

VAT:

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





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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LEGAL FEES:

Each party to bear their own legal fees relating to this transaction.

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 £25,000, increasing to £35,500 as of 1 April 2023. To find out how much business rates will be payable there is a business rates estimator service via the website.

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 C (65).



CONTACT INFORMATION:

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

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