

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## 84A FORE STREET, REDRUTH, TR15 2BL

- RETAIL UNIT TO LET
- PRIME TOWN CENTRE LOCATION
- HIGH LEVELS OF FOOTFALL
- PARKING SPACE TO REAR
- 812 SQ FT
- EPC E (119)

**£7,000 PER ANNUM EXCL LEASEHOLD**

**LOCATION:**

The property is located in the prime retailing area of Fore Street Redruth. Nearby occupiers include Boots, Specsavers Lloyds Bank, Superdrug, Halifax, Wilko and WC Rowe. Redruth has a mainline railway station and a number of town centre car parks.

**PREMISES:**

The property comprises a ground floor retail unit with first floor wc and staff room located in a pedestrianised prime location in Redruth town centre. There is also a car parking space demised to the rear of the property.

**SCHEDULE OF ACCOMMODATION:**

Ground Floor Sales - 49.23 Sq M (530 Sq Ft)

First Floor Ancillary - 26.19 Sq M (282 Sq Ft)

**LEASE TERMS:**

The premises are available to let on a new internal repairing and insuring lease.

**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](https://www.tax.service.gov.uk/view-my-valuation/search) 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

**VIEWING:**

Strictly by prior appointment through Miller Commercial.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is E (119).

**CONTACT INFORMATION:**

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

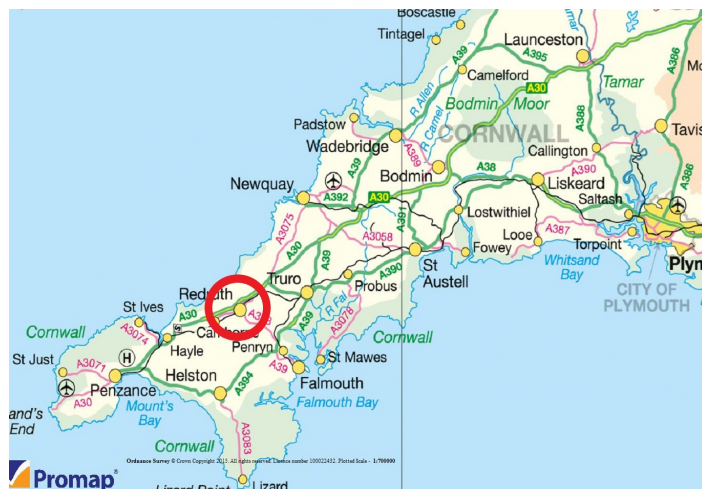
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**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed 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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