



60 FORE STREET, REDRUTH, TR15 2AF

Two ground floor lock up units with generous window frontage and a sizeable three bedroom flat located centrally within Redruth towards the top of the primary shopping street.

Located close to Redruth Railway Station. Redruth itself is home to some 15,500 residents and has a bustling high street, and the re-development of the former library to The Writer's Block on Clinton Road is helping this area become a hub for creatives, professionals and retailers.

- INVESTMENT OPPORTUNITY
- 2,350 SQ FT (218.3 6 SQ M)
- TWO RETAIL UNITS WITH 3 BEDROOM FLAT ABOVE
- BUSY HIGH STREET LOCATION
- CURRENT INCOME OF £12,000 PER ANNUM - POTENTIALLY HIGHLY REVERSIONARY
- EPC'S WITHIN BANDS D FOR RETAIL UNITS*

£180,000 FREEHOLD



LOCATION:

An opportunity to acquire two established retail properties located in the prime shopping area of Fore Street Redruth with a residential 3 bedroom flat over the premises. Located adjacent to the Post Office. Other nearby occupiers include Lloyds Bank, Superdrug, Cancer Research UK, Premier News, Shoezone, Oxfam, Halifax, Boots., Wilko, WC Rowe and Specsavers. The property is also a short walk from Redruths mainline railway station with bus interchange and the Market Car Park.

DESCRIPTION:

Two ground floor lock up units with generous window frontage and a sizeable three bedroom flat over.

SCHEDULE OF ACCOMMODATION:

Shop 1 (Florist) - 46.17 sq m (496.97 sq ft)
Shop 2 (Bakery) - 42.95 sq m (462.31 sq ft)
Flat - Total 78.19 sq m (841.63 sq ft)

INCOME AND LEASE INFORMATION:

Shop 1 (Florist)

Income: Was £3,672 per annum, reduced to £1,200 per annum due to covid and has remained at this level since.

Shop 2 (Bakery)

Income: £4,800 per annum.

Both shops are holding over pursuant to the Landlord and Tenant Act 1954.

Residential flat: £6,000 per annum via an Assured Shorthold Tenancy.

Current total income: £12,000 per annum.

The potential reversion is in the region of £17,500 per annum.

TENURE:

Freehold

PURCHASERS PACK:

A pack is available subject to request.

VAT:

We have been advised this property has not been elected for VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for the retail section is:
Bakery - D (87)
Florist - D (86)
Residential Flat: - F (33)

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

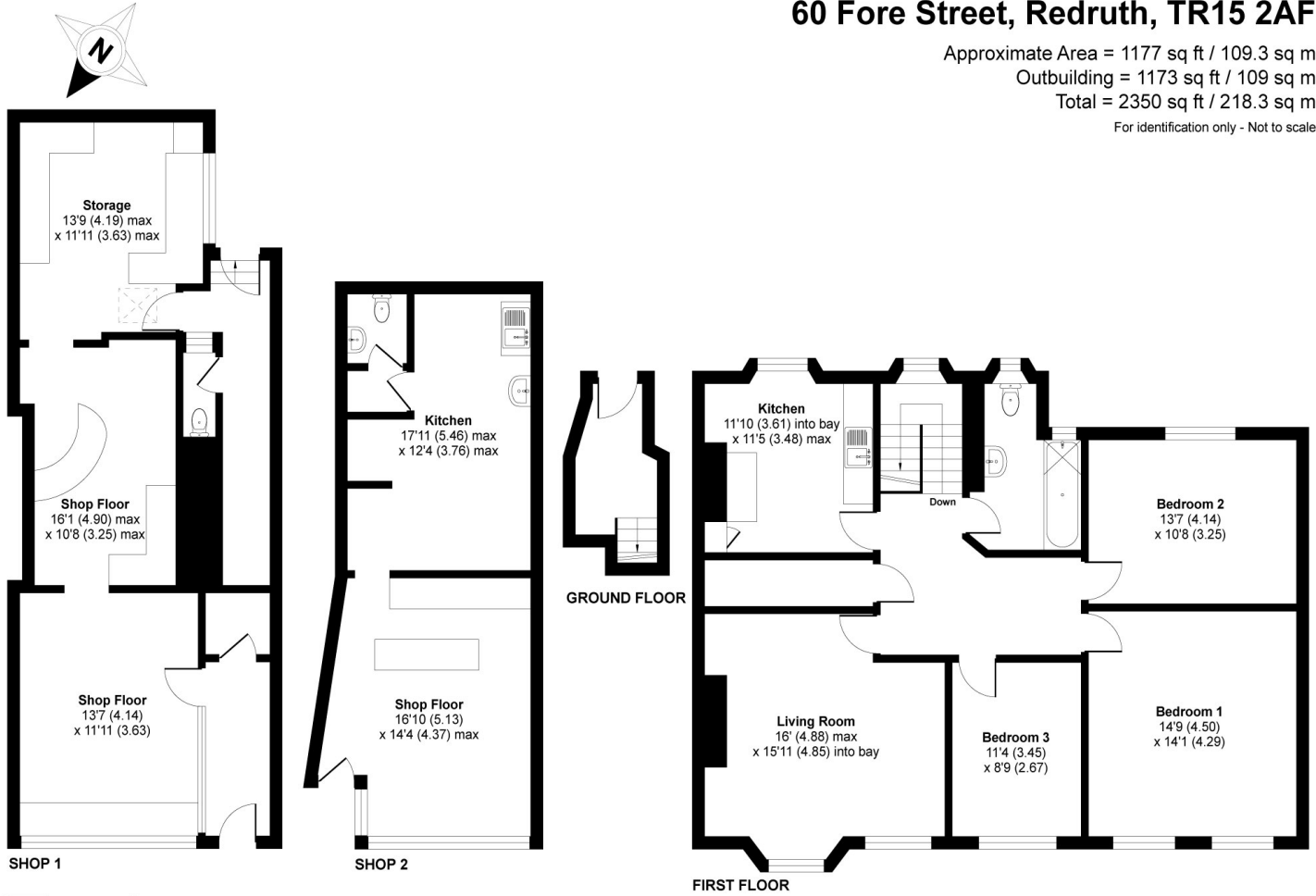
Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk

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Approximate Area = 1177 sq ft / 109.3 sq m
Outbuilding = 1173 sq ft / 109 sq m
Total = 2350 sq ft / 218.3 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2023. Produced for Miller Commercial LLP. REF: 1053389



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