



23 FORE STREET, REDRUTH, TR15 2BD

Asking Rental £13,500 Per Annum Exclusive

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists



**LOCATION:**

Number 23 is located on the pedestrianised area of Fore St, the primary shopping street in Redruth. Nearby occupiers include Rowes the Bakers, Nationwide, Poundland, William Hill and Oxfam alongside numerous local and independent businesses. The Redruth Buttermarket has recently undergone a significant refurbishment following investment and alongside exciting cultural venues like the Redruth Drapery and The Ladder, Redruth has plenty to offer. It is well located adjoining the pedestrianised access to New Cut public car park.

**DESCRIPTION:**

A flexible Grade II listed building in the heart of Redruth now available on a new lease. The property is set over two floors, with ground floor retail, storage, staff room, and WCs with first floor storage. The premises would suit a variety of uses, subject to the suitable planning, and are available immediately.

The premises are immediately available.

**SCHEDULE OF ACCOMMODATION:**

Measured under net internal area according to RICS Property Measurement, 2nd edition, the below areas are approximate:

Ground floor retail - 765 Sq Ft / 71.1 Sq M

Rear store - 410 Sq Ft / 38.12 Sq M

x 2 WC

FF store - 482 Sq Ft / 44.81 Sq M

FF store inaccessible - 761 Sq Ft / 70.68 Sq M NOTE: this area is unusable and the area is an estimate.

**TENURE / LEASE TERMS:**

The property is available by way of a new full repairing and insuring lease at an asking rent of £13,500 per annum exclusive for a minimum term of 5 years with other terms open to negotiation.

**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 £10,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

**VAT:**

The property is not elected for VAT therefore no VAT is payable on the rent.

**LEGAL COSTS:**

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

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is 'E' (117).

**VIEWING AND CONTACT INFORMATION:**

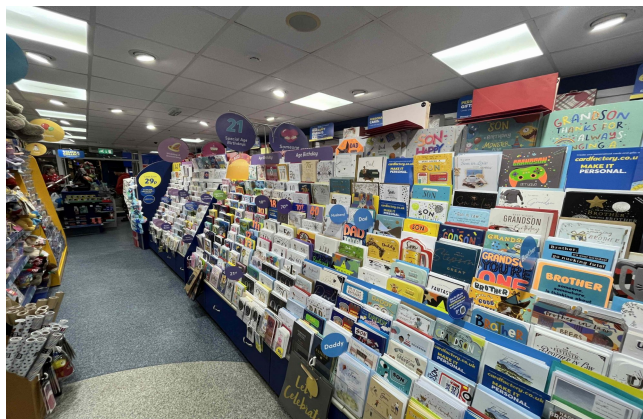
Strictly through Miller Commercial. Please contact either:-

**Jonny Bright** on 01872 247022

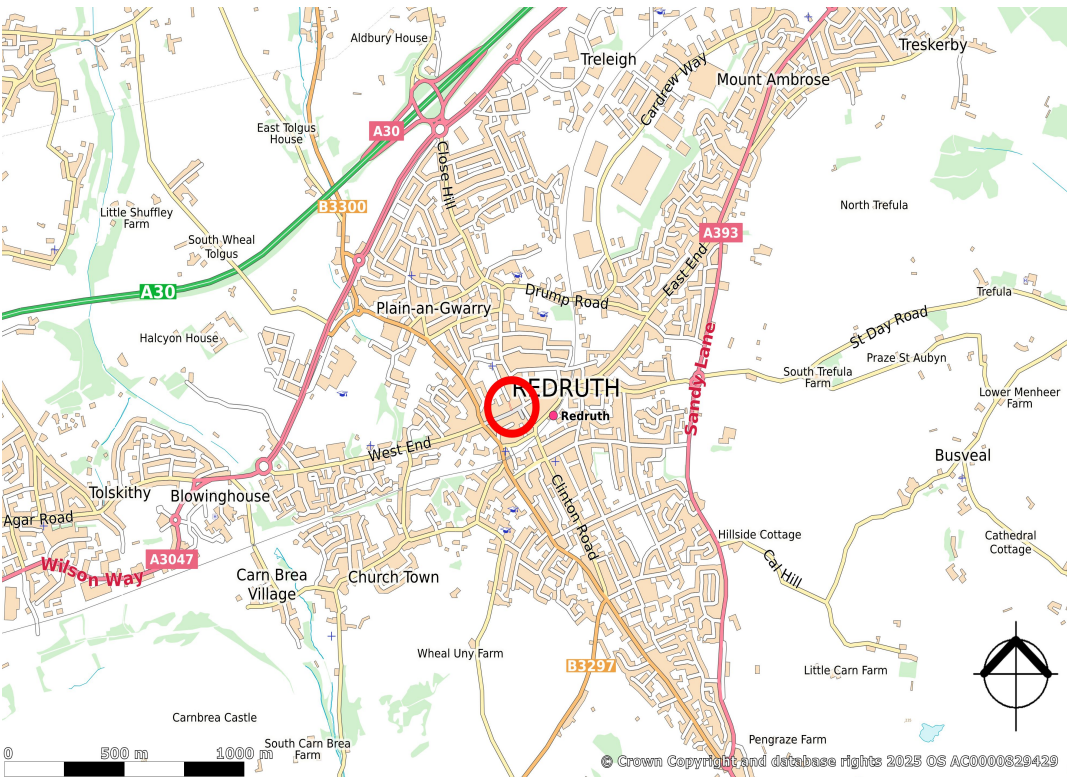
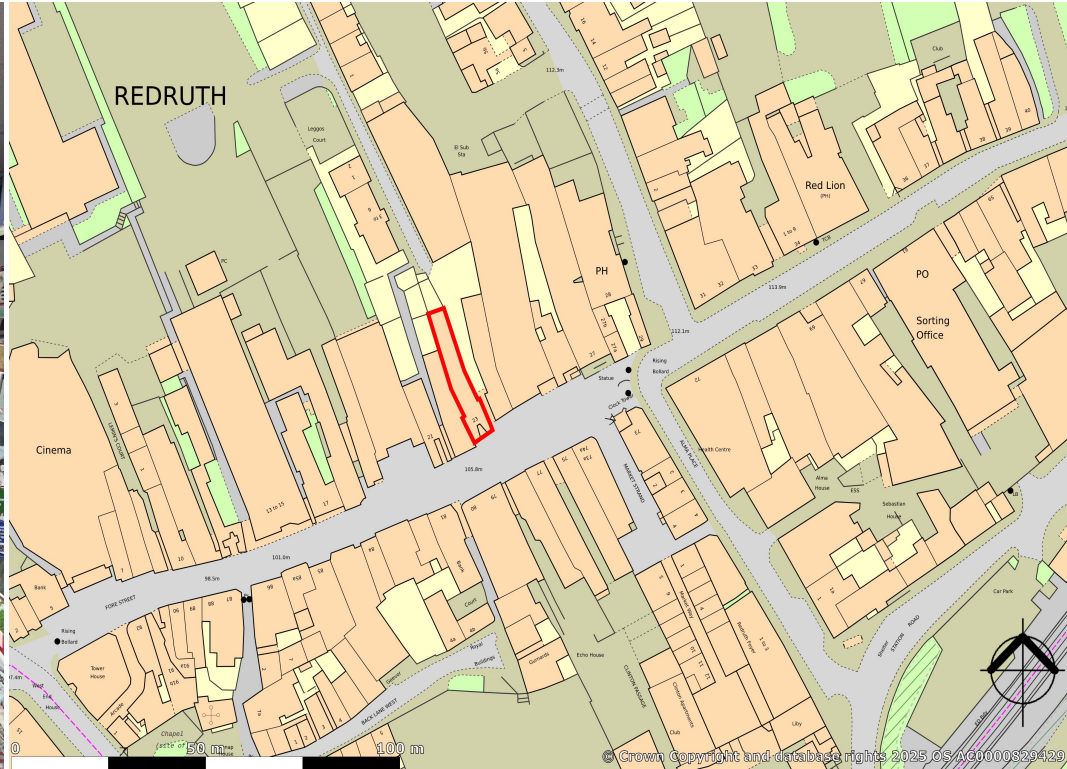
Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

**Mike Nightingale** on 01872 247008

Email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)











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