



1 TREWIRGIE ROAD, REDRUTH, TR15 2SX

Guide Rent £8,000 Per Annum Exclusive

LOCATION:

Located in a prominent position as you enter Redruth from the Falmouth road right next to the viaduct. Redruth is located in the heart of Cornwall with a mainline railway station, good access to the A30 and a resident population of some 16,000 people. There is a busy high street with numerous national retailers, independent traders, as well as the recent redevelopment of The Butter Market - a historic building which has been transformed into a vibrant food hall, and The Ladder another regeneration project into a community arts and creative space.

DESCRIPTION:

Attractive and well proportioned office/retail space in . Available immediately and set over two floors with reception, office space, WCs, kitchenette and outside space. The premises are well suited to numerous uses and an early viewing is recommended.

SCHEDULE OF ACCOMMODATION:

The area totals 1,021 Sq Ft / 94.8 Sq M on a net internal area basis.

SERVICE CHARGE:

There is no service charge levied on this property.

TENURE / LEASE TERMS:

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £8,000 per annum.

DEPOSIT:

A rent deposit will apply to this property - the amount of which will depend on the strength of covenant of the tenant.

VAT:

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

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 £7,300. To find out how much business rates will be payable there is a business rates estimator service via the website.

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 C (54).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

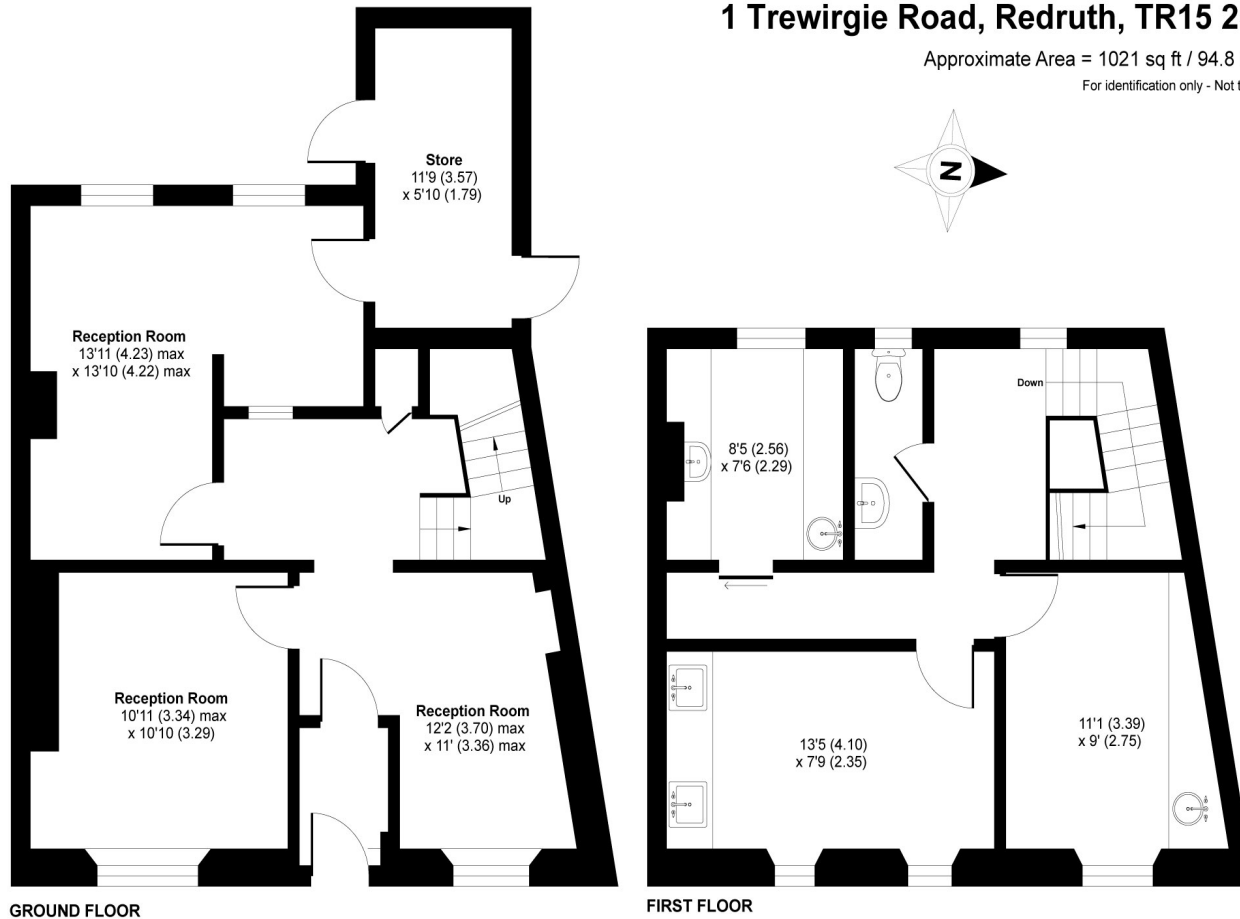




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Approximate Area = 1021 sq ft / 94.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Miller Commercial LLP. REF: 1356699

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