# Redruth, Cornwall TR15 2AE

Freehold Retail and Office Investment with Residential Development Potential



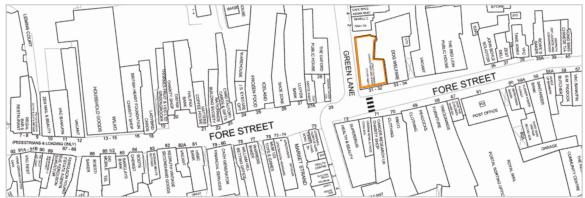
2,268 sq ft offered with



# **Tenancy and accommodation**

Floor	Use	Floor (App		Tenant	Term	Rent p.a.x.	Review
Ground Basement	Retail Ancillary	167.50 sq m 100.11 sq m	(1,803 sq ft) (1,077 sq ft)	COUNTRYWIDE ESTATE AGENTS (1)	10 years from 25/08/2015 until 24/08/2025 (2) on a full repairing and insuring lease	£18,000	25/08/2020
First Floor (via Fore Street)	Office	40.01 sq m	(430 sq ft)	VACANT POSSESSION - see			
Second Floor (via Fore Street)	Office	36.29 sq m	(390 sq ft)	planning section			
First Floor (via Green Lane)	Office	61.95 sq m	(666 sq ft)				
Second Floor (via Green Lane)	Office	72.69 sq m	(782 sq ft)				
Total		478.55 sq m	(5,148 sq ft)			£18,000	

- (1) Countrywide is the UK's largest and most successful estate agency and property services group with 850+ branches across the UK (Source: www.countrywide.co.uk 26/04/2018).
- (2) The lease provides a tenant option to determine on 24/08/2020.



**Gwen Thomas** +44 (0)20 7034 4857 gwen.thomas@acuitus.co.uk

www.acuitus.co.uk

**Georgina Roberts** +44 (0)20 7034 4863 georgina.roberts@acuitus.co.uk

## Seller's Solicitors: Gowling WLG Nisha Minhas

+44 (0)121 393 0648 nisha.minhas@gowlingwlg.com

# **Key Details**

- Shop let to Countrywide Estate Agents until 2025 (subject to option)
- · Self-contained office accommodation on upper floors with residential potential (subject to consents)
- · Prominent corner position adjacent to pedestrianised Fore Street
- Nearby occupiers include Iceland, Superdrug, Shoe Zone, M&Co and Peacocks

# On behalf of Trustees

# Location

Miles: 9 miles west of Truro

17 miles north-east of Penzance

Roads: A30, A39, A394 Rail: Redruth Rail Air: Newquay Airport

# Situation

The property is prominently positioned on the northern side of Fore Street, close to its junction with the pedestrianised pitch and Alma Place, in the heart of the town centre. Nearby occupiers include Iceland, Superdrug, Shoe Zone, M&Co and Peacocks. Redruth Railway Station is just a three minute walk from the subject property.

# Description

The property comprises a ground floor retail unit with basement ancillary accommodation. In addition, the first and second floors provide four self-contained office suites accessed via Fore Street and Green Lane.

# Tenure

Freehold.

PA12/11483 - Conversion of the upper floors to form four residential flats. Approved on 29/01/2013 - Permission now lapsed. For further information please visit planning.cornwall.gov.uk.

VAT is applicable to this lot.

**Six Week Completion**