

**To Let**

**£35,000 pax**

Heartlands Café, Robinson's Shaft, Dudnance Lane,  
Redruth, Cornwall TR15 3QY

5,387 Sq Ft  
(500.5 Sq M)

# Summary

- New café opportunity
- Located within public parkland area
- Available immediately
- Historic features within premises
- Two walk-in fridges included
- Commercial kitchen

## Location:

Camborne benefits from good transport links by the A30 aerial trunk road, which has points of access to both the east and west of the town. It also hosts railway connections on the main Penzance to Paddington line. The Camborne/Pool/Redruth conurbation is the most populated part of Cornwall with a combined urban population of around 59,100 (NOMIS Census). It is also an area undergoing very significant regeneration.

## Description:

Heartlands Café, is located within the comprehensively restored Heartlands Park. The café/restaurant benefits from a commercial kitchen, two walk in fridges as well as extensive seating area.

The ingoing tenant will be responsible for the up keep of the communal toilets within the café.

There are a number of historic features within the property which are required to remain in situ.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Cafe	376.46	4,052
Kitchen	124	1,335
Total	500.5	5,387

## Service charge:

To be confirmed.

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

The EPC has expired and a new one will need to be commissioned.

## Business rates:

Not currently listed on the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) Business rates may be payable in the future.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The premises are available by way of a new 6-year lease with mutual break in year 2.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

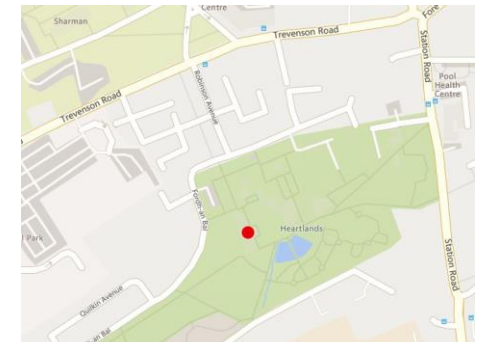
All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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