

To Let

£20,000 per annum

Heartlands Softplay Centre, Robinson's Shaft, Dudnance Ln, Redruth,
Cornwall TR15 3QY

2,248 Sq Ft
(208.8 Sq M)

Summary

- New softplay centre opportunity
- Located within public parkland area
- Available immediately
- Softplay already set up
- Located adjacent to café and museum

Location:

Pool, with the surrounding towns of Redruth and Camborne provide the largest population centre for the county, with the population exceeding 40,000.

Pool lies approximately 11 miles from Truro, the retail and administrative capital for Cornwall County. It benefits from easy access to the A30 trunk road as well as nearby access to the trainline via Redruth.

Description:

Within the Heartlands site the Softplay Centre is available, fully furnished with softplay frame in situ. The unit is well located adjacent to the café and museum onsite.

Heartlands comprises an approximately 20 acre former mining site. The site received a multi-million pound

investment in order to create a mining attraction museum, conference centre, café, nursery, several commercial shops as well as established botanical gardens.

Accommodation:

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

	sq m	sq ft
Total	208.8	2,248

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:

To be commissioned.

Business rates:

Not currently listed on the Valuation Office Agency website (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.

[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:

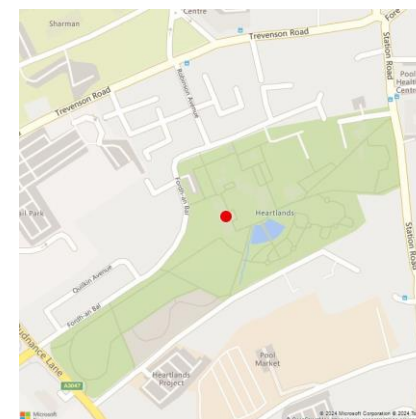
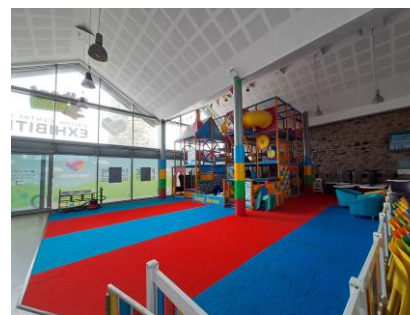
All figures quoted are exclusive of VAT if applicable.

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

Morwenna Pound

Tel: **07917 916546**

Email: mpound@vickeryholman.com

Alan Treloar

Tel: **07841 150 714**

Email: atreloar@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP