

To Let

£25,000 pax

72 Fore Street, Redruth TR15 2AF

**6,058 Sq Ft
(563 Sq M)**

Summary

- Located in the centre of Redruth
- Set over three floors
- Period building
- Good passing footfall
- Extensive upper floors

Location:

Redruth, with the surrounding towns of Pool and Camborne provide the largest population centre for the county, with the population exceeding 40,000. Redruth lies approximately 10 miles from Truro, the retail and administrative capital for Cornwall County. It benefits from main line railway service and easy access to the A30 trunk road.

Description:

A historic building, well presented on the prominent Fore Street, Redruth. The property is located in the centre of Redruth on Fore Street and is set over three levels with the ground floor providing retail sales floor

and the two upper floors providing storage and staff room facilities. We understand that the property is a grade II Listed building.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

	sq m	sq ft
Ground	167.68	1,805
First	233.2	2,510
Second	161.92	1,743
Total	563	6,058

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:

D (86)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current rateable value is £22,250 effective from 1st April 2023 local council reference 23285878930106.

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

Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

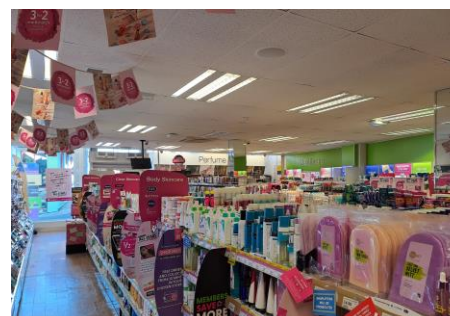
All figures quoted are exclusive of VAT if applicable.

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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