



For Sale / To Let

£195,000 Freehold
£16,000 per annum

3 And 4 Station Road, Redruth, Cornwall, TR15 2AB

1,854 Sq Ft
(172.3 Sq M)

Summary

- Modern office/retail space
- Set over two floors
- Located close to the town centre
- adjacent to the train station and bus stop
- Close to newly redeveloped Butter Market
- Available immediately

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:

The property is well located on Station Road and benefits from being well connected via bus, train and road routes. The property itself is set over two-stories and currently provides modern office accommodation. The property could be subdivided over ground and first floors and is suitable for a wide range of uses, subject to statutory consents.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Ground floor retail	77.4	832.7
Kitchen	10	107
First floor	84.9	913.8
Total	172.3	1,854

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:

E (122)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £3,400 per annum for 2024/25. Local council reference 23327422036191.

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

Terms:

The property is available either on a leasehold or freehold basis. All other terms to be agreed.

Legal fees:

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

VAT:

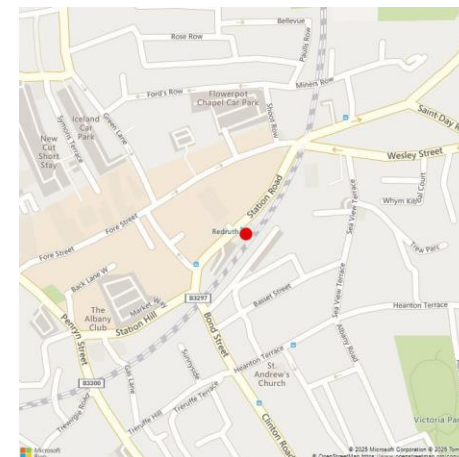
All figures quoted are exclusive of VAT if applicable.

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

Morwenna Pound

Tel: **07917 916546**

Email: mpound@vickeryholman.com

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Truro Office

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