

Cornwall | Devon | Somerset | Bristol

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. <u>Contact</u> 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



ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to i.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for judiance of intended purchasers or lesses, and do not constitute part of, an offer of contract, 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given out responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the lowment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

