

FURNISHING
DEPARTMENT.

THE REDRUTH DRAPERY STORES LIMITED

For Sale

OIEO £350,000

The Redruth Drapery, 4 West End, Redruth TR15 2RZ

321 Sq M
(3,455 Sq Ft)

Summary

- Two storey glass fronted commercial space
- Licenced premises and may suit continuation as Events Space
- Other uses such as public bar, restaurant or licenced cafe suitable
- Considerable charm and character
- Includes trade inventory and mailing list
- Standout building with many complimentary independent operators nearby
- Two trading floors and enclosed rear trade garden
- Available immediately

Location:

The Drapery is on West End in the town centre, close the railway station and provides a highly visible location. Redruth has seen significant regeneration successes, particularly through the High Street Heritage Action Zone (HSHAZ) program, which has revitalised historic buildings and created new community and commercial spaces. Key achievements include the transformation of the Buttermarket into a hub for independent food businesses, the creation of

"The Ladder" creative hub in the former library, and the conversion of 81 Fore Street into artist studios. This has brought considerable positive and independent focus to the town.

Description:

Considered an architectural gem, The Redruth Drapery was once part of a Cornish Department store which occupied both sides of West Street during Redruth's industrial hey-day. With considerable interest in the town in recent years as a hub for independent and community focussed businesses the building provides an exciting opportunity for new owners.

With its striking frontage, grand proportions and original features, the current owners have brought the building back to life and have provided an exceptional events space which has been utilised for for pop up food events, live music, workshops, corporate functions, talks and learning experiences; with two floors and a large attractive outside space there is plenty of scope for events of all sizes.

In more recent years the space has been used on an as and when basis, the asking price for the building will include the trade inventory and previously used mailing list. With latent goodwill the Drapery could be re-established as this events space, or opportunity exists to easily switch to a cafe, tea rooms, bar or hybrid space. The striking glass frontage, original signage, sweeping staircase and wood panelling provides the perfect scene for any trading business.

Accommodation:

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

Central main entrance at ground floor to open plan trading area (12.9m x 10.4m) having solid wood (reportedly from the Bodmin Jail Governors House) servery and back bar and aforementioned full glazed

frontage. Accessible toilet, beer cellar (4.5m x 3.2m) and separate store. Space for c50 covers. Wood burner and hot/cool air heating system. Stairway to mezzanine level which provides for DJ style booth looking over the ground floor and rear office (4.5m x 3.2m).

An impressive sweeping staircase provides access to the first floor which leads to another attractive trading area with full glazed frontage and high ceilings. There is a commercial kitchen and servery and space for an additional 50 covers. Customer toilets. Double doors lead out to the rear with an enclosed trade garden which can provide space for a further 50 covers. Stone store.

Approx.	sq m	sq ft
Total	321	3,455

Services:

We understand that mains electricity, gas, 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:

C (74)

Planning:

An unlisted building within the conservation area. Listed as public house and premises on the VOA website.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £3,800, which would qualify for 100% relief depending on the purchasers situation.

Interested parties are advised to confirm the rating liability with Cornwall Council.

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

Terms:

The building, to include the trade inventory is available freehold at a guide of excess £350,000. There are no trading accounts.

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.

Further information and viewings:

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

CONTACT THE AGENT

Mike Easton

Tel: **07527 388045**

Email: measton@vickeryholman.com

Truro Office

Walsingham House, Newham Quay,
Truro TR1 2DP



