



est 1985

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# CURIO CITY

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55

Antiques

JOURNAL

SALE

20% off

CLOSED

**55 FORE STREET FOR SALE**



# 55 FORE STREET REDRUTH, CORNWALL TR15 2AF

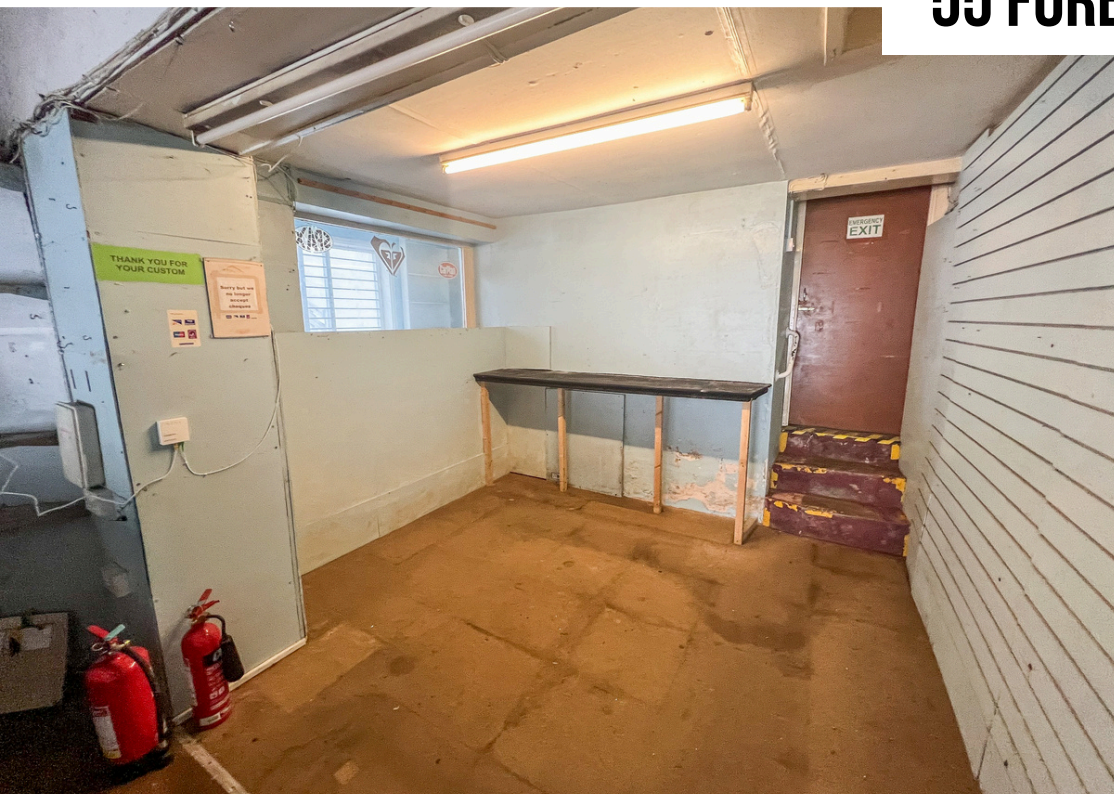
- FREEHOLD PROPERTY SUITABLE FOR OWNER OCCUPATION, INVESTORS/DEVELOPERS
- GROUND FLOOR SHOP WITH REAR STORES AND FIRST FLOOR
- DEVELOPMENT PROSPECTS, SUBJECT TO REQUIRED CONSENTS
- VACANT POSSESSION

**£110,000 FOR THE FREEHOLD**





**55 FORE STREET**



## LOCATION

The property is situated in a central position within Redruth's town centre. Redruth is found in a central position within west Cornwall. Of great historic significance as the centre of the Cornish mining district, it now forms part of Cornwall's most populated areas with its neighbouring towns of Pool and Camborne. The county's north coast beaches are found approximately 5 miles to the north, Truro 10 miles to the east, Falmouth and the south coast 10 miles to the south.

The property is situated in the town centre's core and prime retailing area. Nearby occupiers include Post Office, bakers, florist and a mix of local and specialist occupiers.

## DESCRIPTION

No 55 offers a retail property providing ground floor retail sales accessed through a central recessed door. To the rear of the main shop is an additional sales area, stairs to a first floor store and access off the yard to additional stores. The first floor is loosely configured to provide two rooms and a toilet and has the potential to be converted into residential accommodation. Scope exists for further development of the site subject to planning consents.

## RATEABLE VALUE

55 Fore Street - Current rateable value (1 April 2023 to present) £7,300

## EPC

EPC - D  
Certificate Number - 9418-9757-0626-1509-4037

## ACCOMMODATION (Areas are approximate)

We have calculated the following net internal area.

### No 55 (Commercial)

Retail sales	-	51.06 sq m
Rear sales	-	23.04 sq m
Rear store	-	21.06 sq m
First floor	-	33.01 sq m

## PRICE

Guide price £110,000 for the freehold.

## VAT

To be confirmed.

## PLANNING

We have assumed that retail and Class E is permitted. We would advise all interested parties to make their own enquiries with respect to future uses/planning/development.



## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

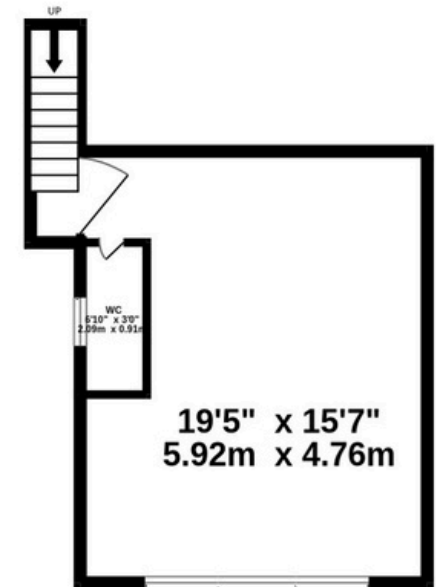
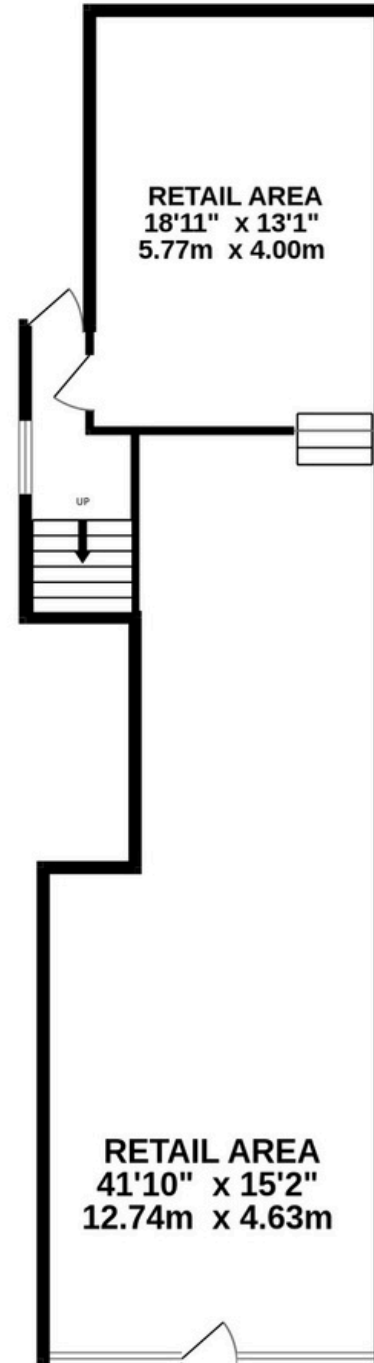
SBC Property

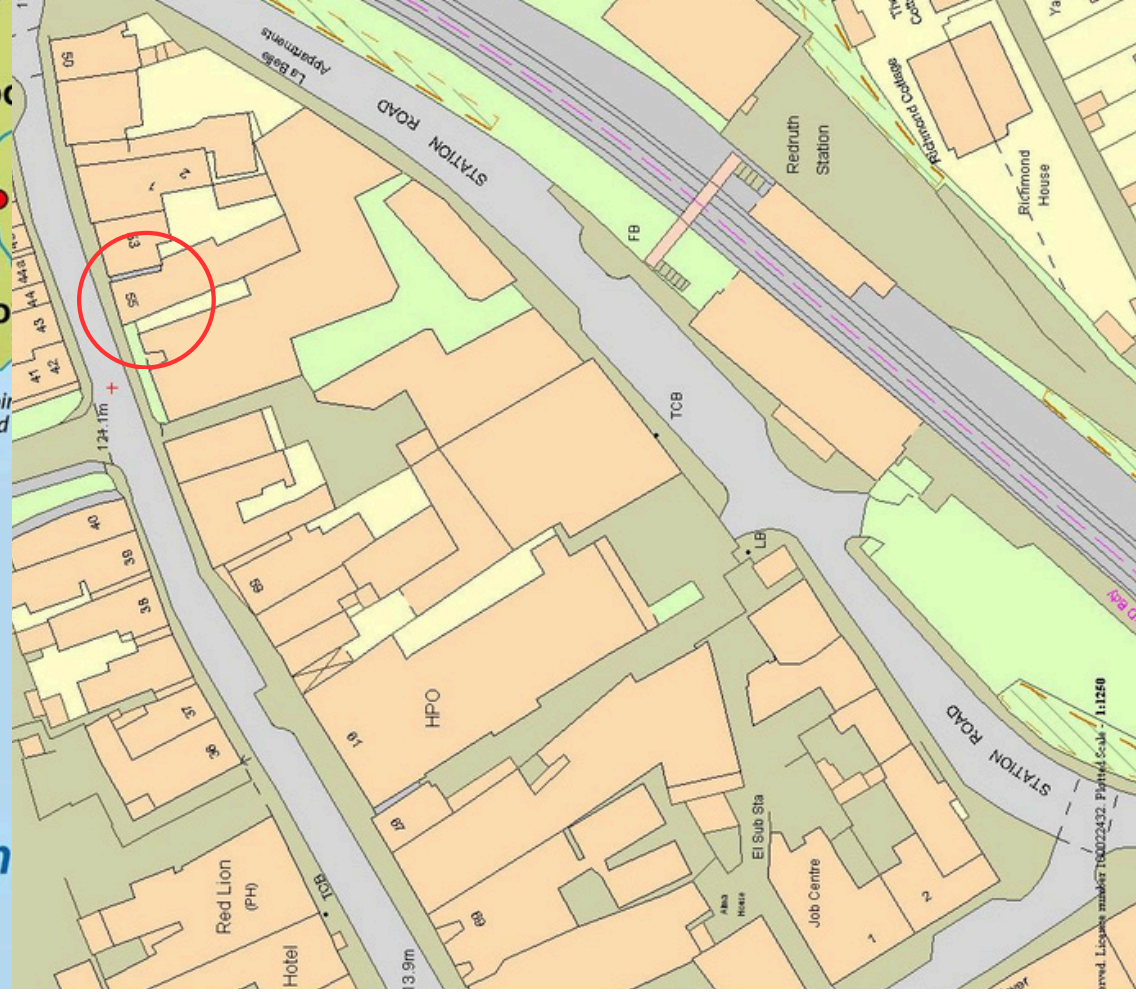
Daniell House , Falmouth Road

Truro, Cornwall TR1 2HX

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## CHARTERED SURVEYORS

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