



## COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

**£225,000 for the Freehold Investment**

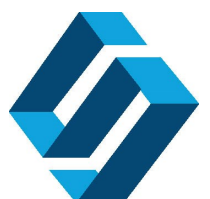
**2B Park Road Redruth Cornwall TR15 2JF**

- Three Bedroom Semi-Detached House with 2 car parking spaces and garden/allotment (to be split)
- Residential Investment currently producing annual income of £7,800
- Assured Shorthold Tenancy monthly rental income: £650.00
- Approximately 2 miles from the A30 main road, 9 miles from Truro, 21 miles from Newquay Airport, and 65 miles from Plymouth

Viewing strictly by prior appointment only with:  
**Tim Smart**

e: [timsmart@scp.uk.com](mailto:timsmart@scp.uk.com)

t: 01872 300 401 / 07778 577 487



[scp.uk.com](http://scp.uk.com)

## Location

The properties and land are located on Park Road in Redruth. Redruth offers a station with main line link to London Paddington. The town has a range of retail facilities and schooling for all ages. Access to the main A 30 trunk road is within a mile and the north coastal beaches are easily accessible.

## Description

Semi-detached house with 2 allocated parking spaces and garden/allotment area. 2 bedrooms upstairs and a previous utility room converted into a third bedroom downstairs. There is a right of way across the land for turning and entering the neighbouring garage only.

2B

Accommodation	Sq.M	Sq. ft
Living Room	23.04	248.00
Kitchen	8.51	91.60
Bedroom 1	5.28	56.83
Bedroom 2	13.67	147.14
Bedroom 3	9.72	104.63
Bathroom	5.98	64.37
Circulation	5.04	54.25
Utility	21	226.04
<b>Total</b>	<b>92.24</b>	<b>992.87</b>

## Tenure

Freehold

## Planning

Prospective purchasers are advised to contact Cornwall Council in respect of any specific planning enquiries; Tel: 0300 1234 151; Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk); [Cornwall.gov.uk](http://Cornwall.gov.uk).

## VAT



Under the Finances Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchaser establishes the VAT implications before entering into any agreement.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the purchaser aborts the transaction for any reason then they will be responsible for the seller's legal costs.

## Services

We understand that mains electricity, water and drainage are connected to the properties. However, these services have not been tested by the agents. Interested parties should make their own enquires.

## Tenancies

2B Assured Shorthold Tenancy monthly rent paid: £650.00

## Energy Performance Certificates

2B Park Road: E

## Viewings

Viewings are strictly by appointment only with Smart Commercial Property.

**Cornwall Office:** Trenoweth, Troubridge Road, Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract



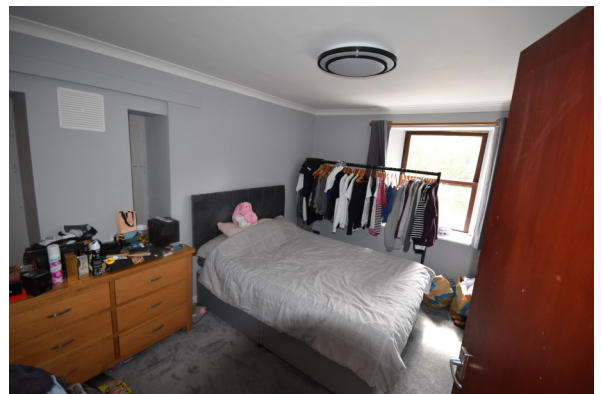
## Photos of 2A Park Road Redruth



Living Room



Kitchen



Bedroom



Bedroom



Utility / Garage

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2 allocated parking spaces



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Garden/allotment area (to be split in half)



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## Plan of Parking and Garden/ Allotment (to be split between 2A and 2B)



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:500. Paper Size - A4

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COMMERCIAL  
PROPERTY**



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## Map of Cornwall and Devon



Red arrow locating Redruth, Cornwall

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