

COMMERCIAL PROPERTY CONSULTANTS

Ref. No: S3193

**SUBSTANTIAL OFFICE BUILDING FOR OCCUPATION OR
RESIDENTIAL DEVELOPMENT**

Total Area 683.2 m² (7348 ft²)

TO LET OR TO SELL

**THE REDRUTH CENTRE, 5 – 6 STATION ROAD
REDRUTH, CORNWALL, TR15 2AB**



**Contact: Chris Water or Rosie Brenton
17a River Street
Truro
TR1 2SQ**

**Tel: (01872) 261216
Fax: (01872) 261359
Email: all@charterwood.com**

Particulars contained herein are for guidance only, their accuracy is not guaranteed and they do not form part of any contract

LOCATION:

Redruth, along with the neighbouring town of Camborne, is one of the most densely populated parts of the County. The town lies adjacent to the A30, the county's main distributor road, and has a mainline railway station to London Paddington.

SITUATION:

The premises are located on Station Road, next to the main bus stops and opposite the railway station, and linked by a passageway to the pedestrianised prime shopping area of Fore Street.

DESCRIPTION:

The building offers substantial, flexible space over three floors with the attic providing additional ancillary stoarge. It is currently used as offices, meeting rooms and storage but readily lends itself to a range of class E use or other use subject to planning, having previously been a skills training centre and retail store with showrooms.

Subject to planning, the property also provides an attractive development opportunity with the upper floors enjoying far reaching views to the North coast and the building retaining many of its character features from its industrial heritage.

ACCOMMODATION:

Ground Floor	175.1 m ²	(1884 ft ²)
First Floor	241.8 m ²	(2602 ft ²)
<u>Second Floor</u>	171.9 m ²	(1845 ft ²)
<u>Attic Space</u>	94.5 m ²	(1017 ft ²)
<u>Total</u>	683.3 m²	(7348 ft²)

The building has two toilet suites with a disabled access toilet, and a substantial ktchen/canteen area.

LEASE/PRICE:

The property is available to let for occupation as offices/Class E use or other uses subject to planning on negotiable terms at a rent of £25,000.

Offers are invited for the freehold interest with vacant possession.

VAT:

The property is not registered for VAT.

BUSINESS RATES:

Purchasers should satisfy themselves as to the rateable value with Cornwall Council.

For further information regarding rates payable and eligibility for small business relief contact Cornwall Council.
Tel: 0300 1234171.

SERVICES:

We understand the property is connected to mains electricity, water and drainage. We have not tested the services connected to the premises and the ingoing tenant/purchaser should carry out their own inspections.

MONEY LAUNDERING REGULATIONS:

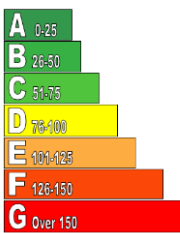
In line with The Money Laundering Regulations 2017, Charterwood are obligated to verify ID for all clients that are conducting property transactions through the Company.

VIEWING:

By appointment through Charterwood on (01872) 261216. Contact Chris Waters or Rosie Brenton.



ENERGY EFFICIENCY RATING



THIS PROPERTY HAS A RATING OF D 79

Certificate Reference Number: 4700-1649-4223-5861-2524
 Report Reference: 1844-9849-2294-7375-2092

The Agents have not tested any apparatus, equipment, fixtures and fitting or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor and Surveyor. References to the tenure of the property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely upon them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. We have not tested the services nor fixtures and fittings. It will be the responsibility of potential purchasers to satisfy themselves as to their condition.
4. No person in the employment of Charterwood has any authority to make or give any representation or warranty in relation to this property.