

Miller Commercial



Chartered Surveyors and Business Property Specialists



77 FORE STREET, REDRUTH, TR15 2BL

A generous 3 storey premises providing a mixture of retail, office and residential space. The ground floor and part first floor are occupied by Warrens Bakery Ltd with Hideaway Cafe 77 occupying the majority of the first floor, this area has recently been modernised. There are 2 x residential flats on the 2nd floor which require modernisation.

Warrens Bakery Ltd hold a lease of the whole building until June 2025.

This is an excellent opportunity for an investor/developer to acquire a property which has a mixture of both commercial and residential elements.

- MIXED INVESTMENT PREMISES
- SHOP, OFFICE AND 2 x FLATS
- CENTRALLY LOCATED ON FORE STREET
- CLOSE TO CAR PARKS AND MAINLINE RAILWAY STATION
- FREEHOLD
- EPC'S WITHIN BANDS B-G

MIXED INVESTMENT PREMISES £225,000 FREEHOLD

LOCATION:

The property is located in the prime pedestrianised retailing area of Fore Street Redruth. Nearby occupiers include; Shoezone, Iceland, William Hill, Cash Generator, Bookstore etc. The mainline railway station with regular connections to London Paddington and several long stay car parks are a short walk away.

DESCRIPTION:

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SCHEDULE OF ACCOMMODATION:

According to the valuation office agency the property provides the following approximate areas:

Area occupied by Warrens Bakery, Ground floor and part first floor 1,588.76 Sq Ft (147.6 sq m)

Area occupied by Hideaway 77 Youth Cafe 638.3 Sq Ft (59.3 Sq M)

Second floor 1 x 2 Bedroom Flat 1 x 1 Bedroom Flat

TENURE:

Warrens Bakery Ltd hold a lease for the whole premises, the salient points of which are as follows:

Term: 5 Years

Commenced: 25/06/2020

Expires 24/06/2025

Rent: £19,750

Break Option: None

Repair Liability: Full repairing and insuring

The Youth Café are occupying part of the first floor under a licence/sub lease.

Warrens Bakery Ltd have confirmed that they will NOT be renewing their lease at the end of the term.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party is to be responsible for their own legal costs involved in this transaction.

BUSINESS RATES:

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that The property has the following rateable values as per the 2023 assessment:

Ground and part first floor: £9,600

Remainder of first floor: £4,000

To find out how much business rates will be payable there is a business rates estimator service via the website.

The flats have the following Council Tax banding:

Flat 1: Band A

Flat 2: Band A

ENERGY PERFORMANCE CERTIFICATE:

The EPC's are as follows:

The retail element is within band B 34

Flat 1 is within band G 5

Flat 2 is within band G 5

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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