



**For Sale**

**£350,000**

The Boatshed, Gilberts Coombe, New Portreath Road, Redruth, Cornwall  
TR16 4HG

3,029 Sq Ft  
(281.4 Sq M)

# Summary

- Live/Work unit, with potential for up to three rooms
- Close to the A30
- Ground floor unit, mezzanine accomodation and separate store
- Yard
- Benefits from having solar installed
- Available immediately

## Location:

Redruth, with the surrounding towns of Pool and Camborne provide the largest population centre for the county, with the population exceeding 40,000. Redruth lies approximately 10 miles from Truro, the retail and administrative capital for Cornwall County. It benefits from main line railway service and easy access to the A30 trunk road.

## Description:

A unique opportunity to purchase the freehold of a Live-Work Industrial Unit with a self-contained residential flat.

The site comprises two units with yard space and additional parking located off the New Portreath Road, near Redruth. The main Live/Work unit comprises a ground floor open workshop space with partial first floor mezzanine containing an office, storeroom plus one bedroom residential flat with space for more bedrooms. This fully insulated unit benefits from solar panels and 3 phase power. There is a second smaller unit/workshop plus 220sqm of external yard space and additional parking.

The site has further development potential, and lapsed planning permission for large extension to the main unit. Vacant and immediately available. 3 miles from the surfing beaches on Cornwall's North coast

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
<b>Main Unit</b>	156.75	1,687
<b>Main Unit Mezz</b>	84.11	905
<b>Unit Two</b>	40.55	436
<b>Total</b>	<b>281.4</b>	<b>3,029</b>

## Services:

We understand that mains electricity 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:

E (124)

## Planning:

The property benefits from a Certificate of Lawfulness for existing use as part building as Self-Contained residential unit. Planning reference PA24/06084.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £13,250 effective from the 1st April 2017 reference 23285910909279.

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

## Terms:

The freehold is available for sale.

## 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

### Morwenna Pound

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### Main Office

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### Truro Office

Walsingham House, Newham Road,  
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# Floor Plan

