

**To Let: Expressions
of Interest**

Heartlands, Dudnace Lane, Pool, Redruth, Cornwall TR15 3QY

20.67 Acres
(8.37 Hectares)



Summary

- Expressions of interest by 19th of June 2024
- Situated on a circa 20 acre World Heritage Site with six Listed Buildings
- A range of occupiers in situ including commercial, residential & leisure
- Largest children's play park in Cornwall
- Exotic public gardens
- Excellent location close to A30
- Popular location for food & drink and leisure use
- Viewing available on the morning of the 22nd of May or the 5th of June 2024

Location:

Pool, with the surrounding towns of Redruth and Camborne provide the largest population centre for the county, with the population exceeding 40,000.

Pool lies approximately 11 miles from Truro, the retail and administrative capital for Cornwall County. It benefits from easy access to the A30 trunk road as well as nearby access to the trainline via Redruth.

Description:

Heartlands comprises an approximately 20 acre former mining site. The site received a multi-million pound investment in order to create a mining attraction museum, a commercial building which was used as a conference centre, café, nursery, several commercial shops and offices, 19 flats as well as established botanical gardens.

Part of the site is listed and benefits from having a number of historical artefacts in situ, including within the café.

Accommodation:

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

Approx.	Hectares	Acres
Total	8.37	20.67

Service charge:

A service charge is levied on the tenants within the site.

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:

To be confirmed.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £37,500 from the 1st April 2023 local reference 23327630501009, the individual commercial units have separate hereditaments.

Terms:

Cornwall Council is seeking Expressions of Interest from potential Operators to manage under a lease the entire Heartlands Site, balancing commercial opportunities with the community and visitor attractions at this historic asset. An essential requirement is to continue to support the local community and protect numerous heritage buildings and artefacts.

The new Operator will be selected from a Preferred Bidders list, subject to approval by key stakeholders such as the Community Lottery Fund.

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:

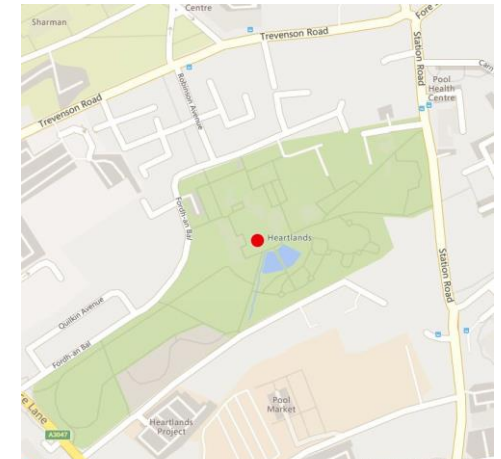
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing on either the 22nd of May or the 5th of June please contact the sole agents.



CONTACT THE AGENT

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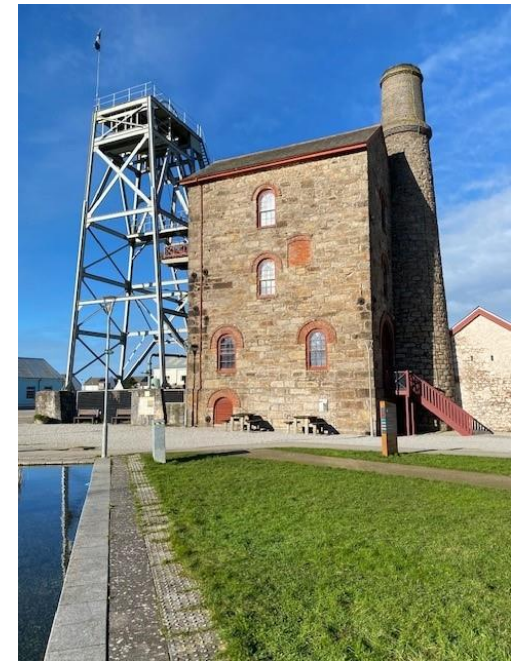
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*Areas highlighted in red included within the site

