

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 isseeking Expressions of Interest from potential Operatorsto 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 22^{nd} of May or the 5^{th} of June please contact the sole agents.

Treemon Rold Tr

CONTACT THE AGENT

Morwenna Pound

Tel: 07917 916546

Email: mpound@vickeryholman.com

Alan Treloar

Tel: 07841 150 714

Email: atreloar@vickeryholman.com

Truro Office Walsingham House, Newham Road, Truro, Cornwall, TR1 2DP



Weasingbuild support build will be considered and be considered and the second an







ry Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to leasingbusinesspremises co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that : 1) The particulars are set out as a general outline only for uidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given but responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the owment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

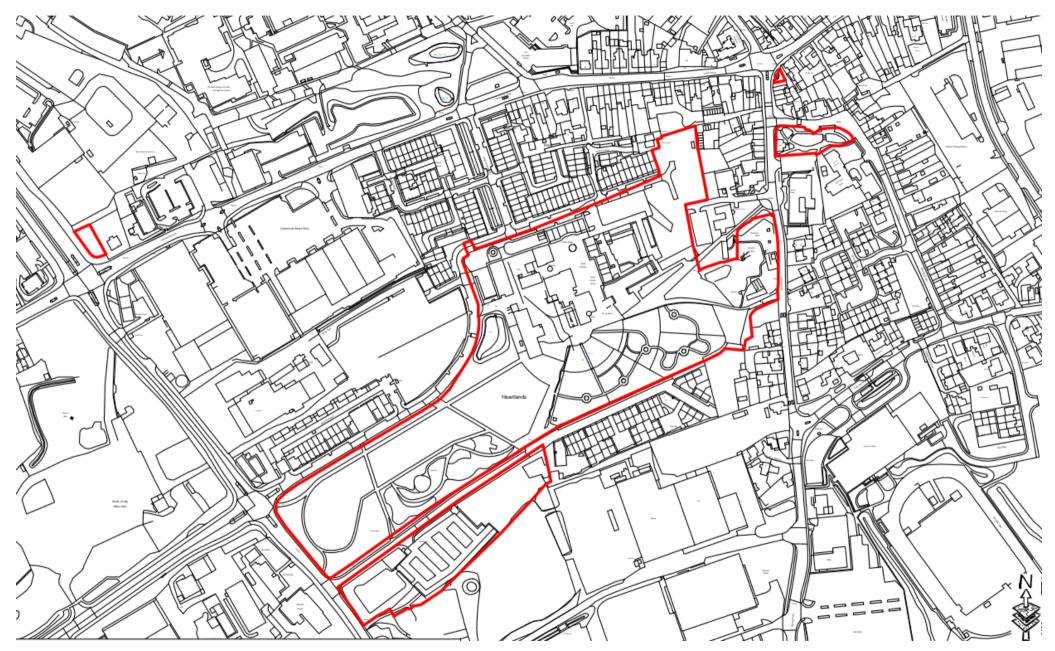






ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to leasingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for juidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given out responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the lowment of Vickery Holman has any authority to make or give any representation of marinty in relation to this property.







skery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to we leasingbusinesspremises.couk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given thour responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

