

For Sale

**Unit 1 - £99,000 for the
long leasehold**

Unit 1, Trevenson Road, Heartlands Pool, Redruth,
Cornwall, TR15 3PL

169 Sq M
(1,819 Sq Ft)

Office / Retail Unit
For Sale / To Let

Unit 1 - 169 sq.m (1819 sq.ft)

VICKEY HOLMAN
Property Consultants
ALL ENQUIRIES
01872 245600
www.vickeryholman.com

Summary

- Last remaining unit
- New commercial premise
- Prominent location in modern development
- Planning for A1, A2, A3, A4 and A5 uses, now E or Sui Generis
- Shell finish ready to accept new owners fit out
- Allocated parking

Location:

The unit is located on the junction of Trevenson Rd and Robinsons Avenue, close to Heartlands, Cornwall College and Pool Innovation Centre. Pool benefits from good transport links by the A30, as well as main line railway stations in both Camborne and Redruth nearby. The Camborne/Pool/Redruth conurbation is the most populated part of Cornwall with a combined urban population of around 59,100 (NOMIS Census) and has undergone significant regeneration in recent years.

Description:

The commercial unit is in a high profile development in the heart of CPR, suitable for a wide variety of potential uses.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

	sq m	sq ft
Unit 1	169	1,819

Unit 1 has 2 allocated parking spaces located to the side/ rear of the building.

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to each property however these services have not been tested by the agents.

EPC / MEES:

As the unit is offered as a shell finish the energy performance rating of the unit cannot be assessed until practical completion has taken place.

Planning:

The units benefit from a wide ranging planning consent which allows for:

- A1 - shops and retail outlets
- A2 - professional services
- A3 - food and drink
- A4 - drinking establishments
- A5 - hot food and takeaway

Please note that under the revisions to the Use Classes Order from the 1st September 2020 Classes A1, A2 and A3 have become Class E, and Classes A4 and A5 have become Sui Generis.

Any proposed use not fitting any of the uses listed would require a planning application for change of use.

Business rates:

As the unit has not yet fitted out they have not yet been assessed for rating purposes.

Terms:

Each unit is available to purchase on a long leasehold basis by way of a 999 year lease.

This unit is completed to a shell finish ready to be fitted out by the new owner to their specific requirements.

Legal fees:

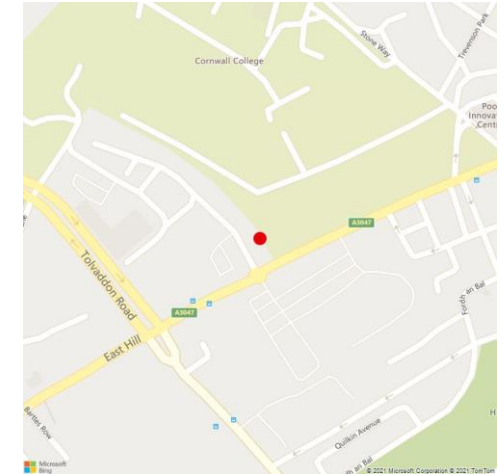
Each party to be responsible for their own legal fees in relation to this transaction.

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:

The property has been elected for VAT and therefore VAT will be charged on the price.



Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

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