

LODGE & THOMAS

ESTABLISHED 1892

12, 12A & 12B Bond Street, Redruth,
Cornwall TR15 2QB



Freehold Investment

Approx. 195.7sqm (2,107sqft) GIA

Guide Price: £290,000

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Property

The principal elevation has frontage onto Bond Street and is currently occupied by a well-established Dental Practice. The property is mainly of traditional stone construction, with later concrete block-built extension to the rear. The building has a pitched roof, with composite slate covering on the principal section. To the rear extension is a flat roof with mineral felt covering. The property has some UPVC double glazed units and some timber framed single glazed units.

The property is arranged over 2 floors. The first floor to the rear extension is accessed via a separate staircase:

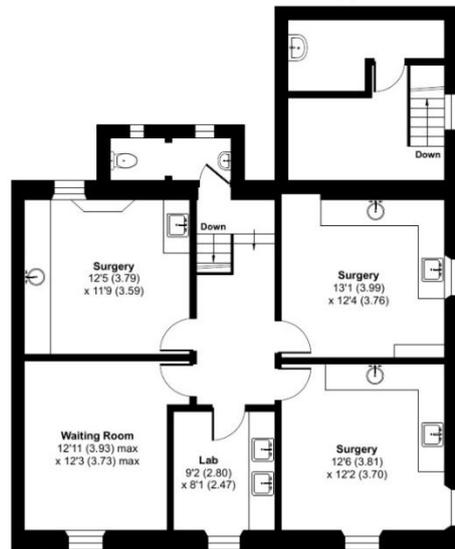
This is an end of terrace property, with the southern elevation and rear entrance leading to Church View road. The rear pedestrian gate leads to an enclosed courtyard.



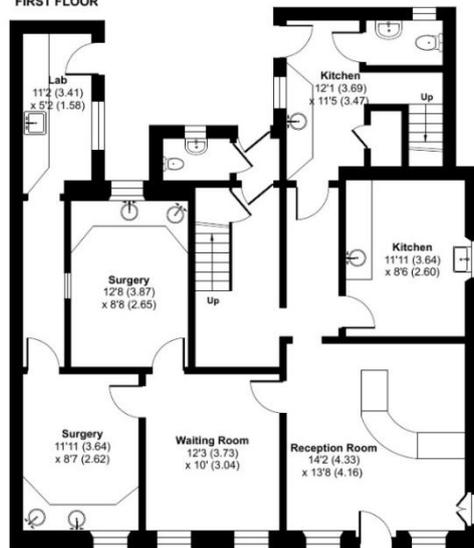


Approximate Area = 2107 sq ft / 195.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Terms

The property is available on a freehold basis subject to a Tenancy under the Landlord and Tenant Act 1954, which ends on 30th June 2030. The rent was reviewed in 2025 and details of the rental income are available on request.

Business Rates

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £16,250 for effective from April 2023. Local Council reference: 23285706012000.

EPC: E

Services

Mains electricity, water, gas and drainage are connected. None of these services have been tested and therefore no guarantees can be given.

VAT

All figures are quoted exclusive of VAT if applicable.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Situation

The property is situated in the town centre of Redruth, which together with the conurbation and towns of Pool and Camborne has the largest population of Cornwall. Redruth lies approximately 10 miles from the city of Truro, being the principal retail and administrative area of the County. Redruth benefits from a main line railway service and good access onto the A30 highway.



Viewing: Strictly by appointment with the sole selling agent Lodge & Thomas

Tel: Edward Harris BSc (Hons) MRICS FAAV 07977662443 Email: edharris@lodgeandthomas.co.uk

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.