

66 West End · Redruth · Cornwall · TR15 2SQ

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BILL BANNISTER

Sales & Lettings



Tower House & Studios Penryn Street

Redruth, TR15 2SP

Guide Price £950,000



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Located in a prominent position on the corner of Fore St and Penryn St in Redruth. Redruth is a historic mining town in central Cornwall with a population of some 16,000. Recent investment into the Butter Market alongside numerous independent and national retailers have turned Redruth into a bustling town with plenty to offer.

A high yielding multi-let investment in Redruth comprising three ground floor shops with seven studio and two one bedroomed flats above which are accessed separately. Full leases are available on request and our clients have recently repaired the roof, decorated the exterior and in all it presents very handsomely. All flats are on APTs which commenced 1 May 2026 which bring in £69,540 per annum. The commercial units are as follows: Unit 1: 5 year lease expiring 30 April 2029 at a passing rent of £6,000 plus VAT Unit 2: 5 year lease expiring 31 January 2028 at a passing rent of £7,200 plus VAT Unit 3: 6 year lease put in place December 2025, expires 22/01/2032, at a passing rent of £7,500 plus VAT

TENURE:

Freehold with the benefit of existing leases. Copies are available on request.

VAT:

The property is elected for VAT and it is envisioned that this will be sold by way of a TOGC.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES AND COUNCIL TAX:

We refer you to the government website

<https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable values are below:

Unit 1 £7,000
Unit 2 £7,200
Unit 3 £9,900.

To find out how much business rates will be payable there is a business rates estimator service via the website.

The flats all fall under band 'A' for council tax purposes.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for the units are below

Unit 1 E (104)
Unit 2 C (55)
Unit 3 C (71)



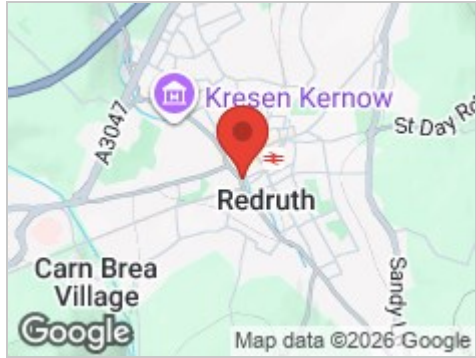
Road Map



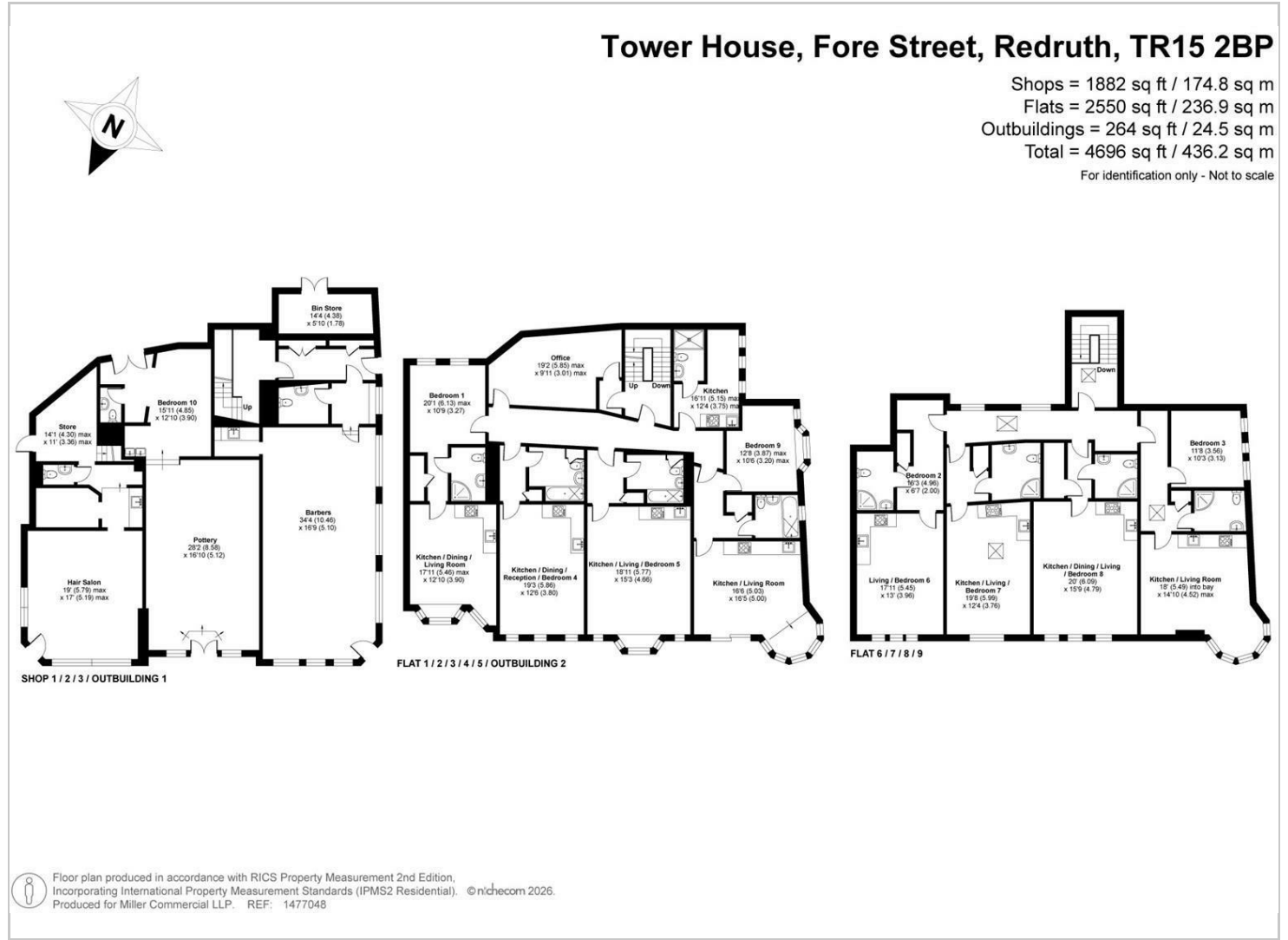
Hybrid Map



Terrain Map



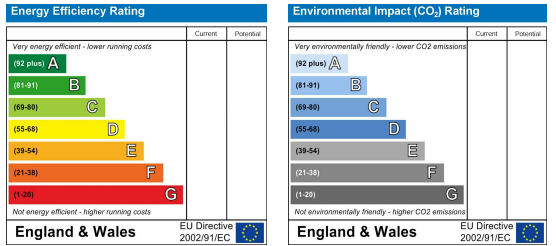
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.