



## 77 FORE STREET, REDRUTH, TR15 2BL

A generous 3 storey premises providing a mixture of retail, office and residential space. The ground floor and part first floor were last occupied by Warrens Bakery Ltd with Hideaway Cafe 77 occupying the majority of the first floor. There are 2 x residential flats on the 2nd floor which require modernisation.

The building is being offered with full vacant possession.

- **FOR SALE BY AUCTION 11AM 11 FEBRUARY 2026**
- **SHOP, OFFICE AND 2 x FLATS**
- **CENTRALLY LOCATED ON FORE STREET**
- **CLOSE TO CAR PARK AND MAINLINE RAILWAY STATION**
- **FREEHOLD**
- **EPC'S WITHIN BANDS B-G**

**FOR BY AUCTION GUIDE PRICE £125,000 - £150,000 (plus fees) FREEHOLD**

**LOCATION:**

The property is located in the prime pedestrianised retailing area of Fore Street Redruth. Nearby occupiers include; Shoezone, Iceland, William Hill, Cash Generator, Bookstore etc. The mainline railway station with regular connections to London Paddington and several long stay car parks are a short walk away.

**DESCRIPTION:**

A generous 3 storey premises providing a mixture of retail, office and residential space. The ground floor and part first floor comprise a retail unit with ancillary space with a former youth cafe previously occupying the remainder of the first floor,.

There are 2 x residential flats on the 2nd floor which require modernisation.

This is an excellent opportunity for an investor/developer to acquire a property which has a mixture of both commercial and residential elements.

**SCHEDULE OF ACCOMMODATION:**

According to the valuation office agency the property provides the following approximate areas:

Area occupied by Warrens Bakery, Ground floor and part first floor 1,588.76 Sq Ft (147.6 sq m)

Area occupied by Hideaway 77 Youth Cafe 638.3 Sq Ft (59.3 Sq M)

Second floor 1 x 2 Bedroom Flat 1 x 1 Bedroom Flat

**TENURE:**

Freehold

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party is to be responsible for their own legal costs involved in this transaction.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that The property has the following rateable values as per the 2023 assessment:

Ground and part first floor: £9,600

Remainder of first floor: £4,000

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

The flats have the following Council Tax banding:

Flat 1: Band A

Flat 2: Band A

**ENERGY PERFORMANCE CERTIFICATE:**

The EPC's are as follows:

The retail element is within band B 34

Flat 1 is within band G 5

Flat 2 is within band G 5

**VIEWING AND CONTACT INFORMATION:**

For sale by Livestream Auction on Wednesday 11th February 2026 at 11:00

<https://www.auctionhouse.co.uk/southwest/auction/lot/145244>

Strictly through Miller Commercial or Auction House South West. Please contact either:-

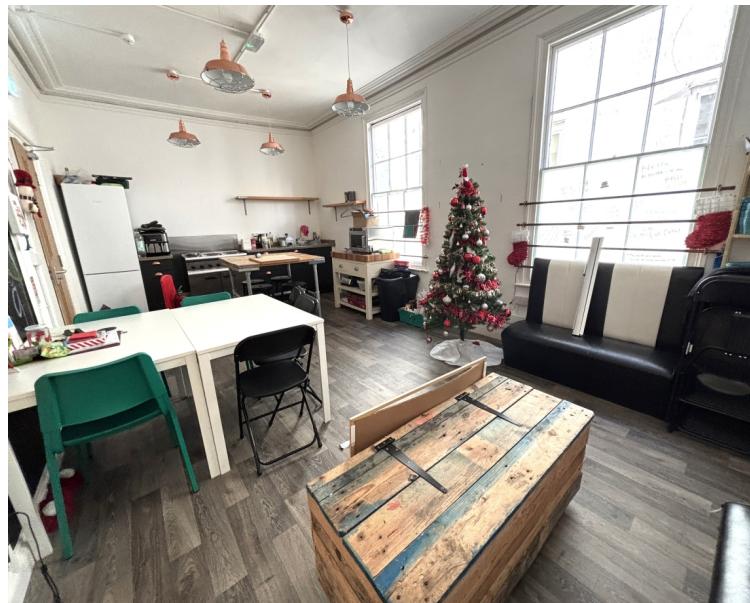
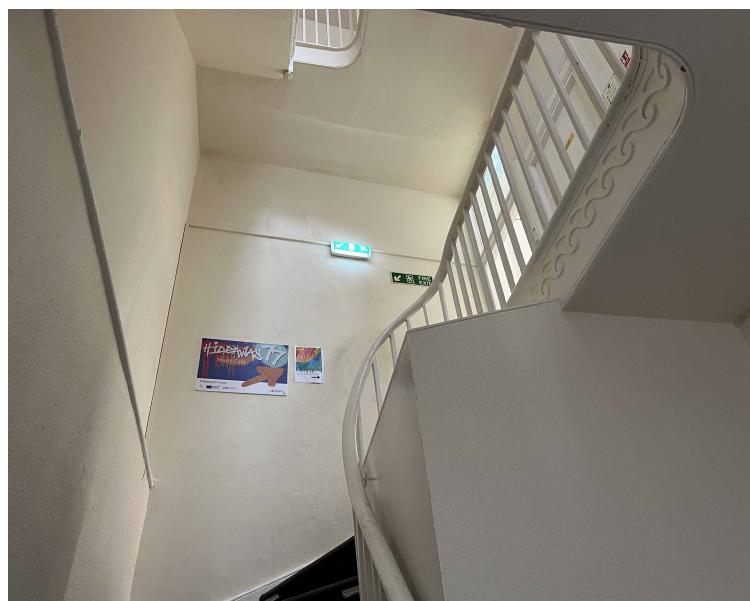
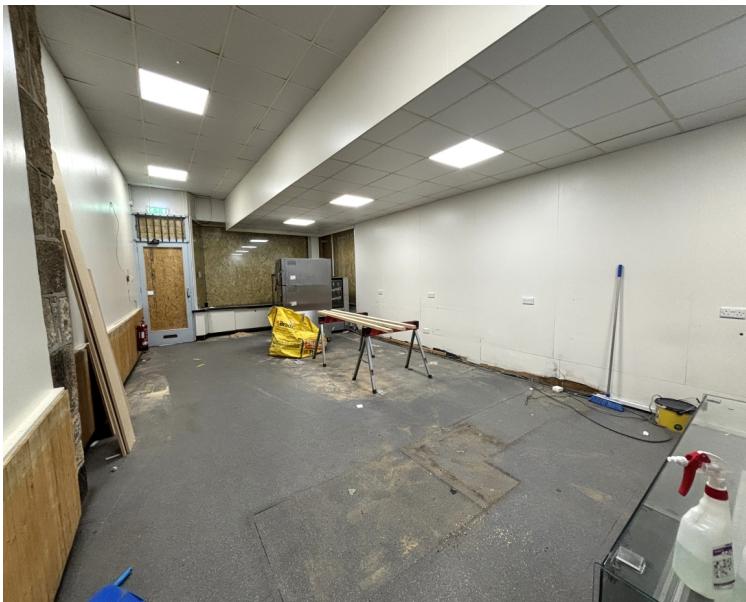
**Auction House South West on 01872 484888**

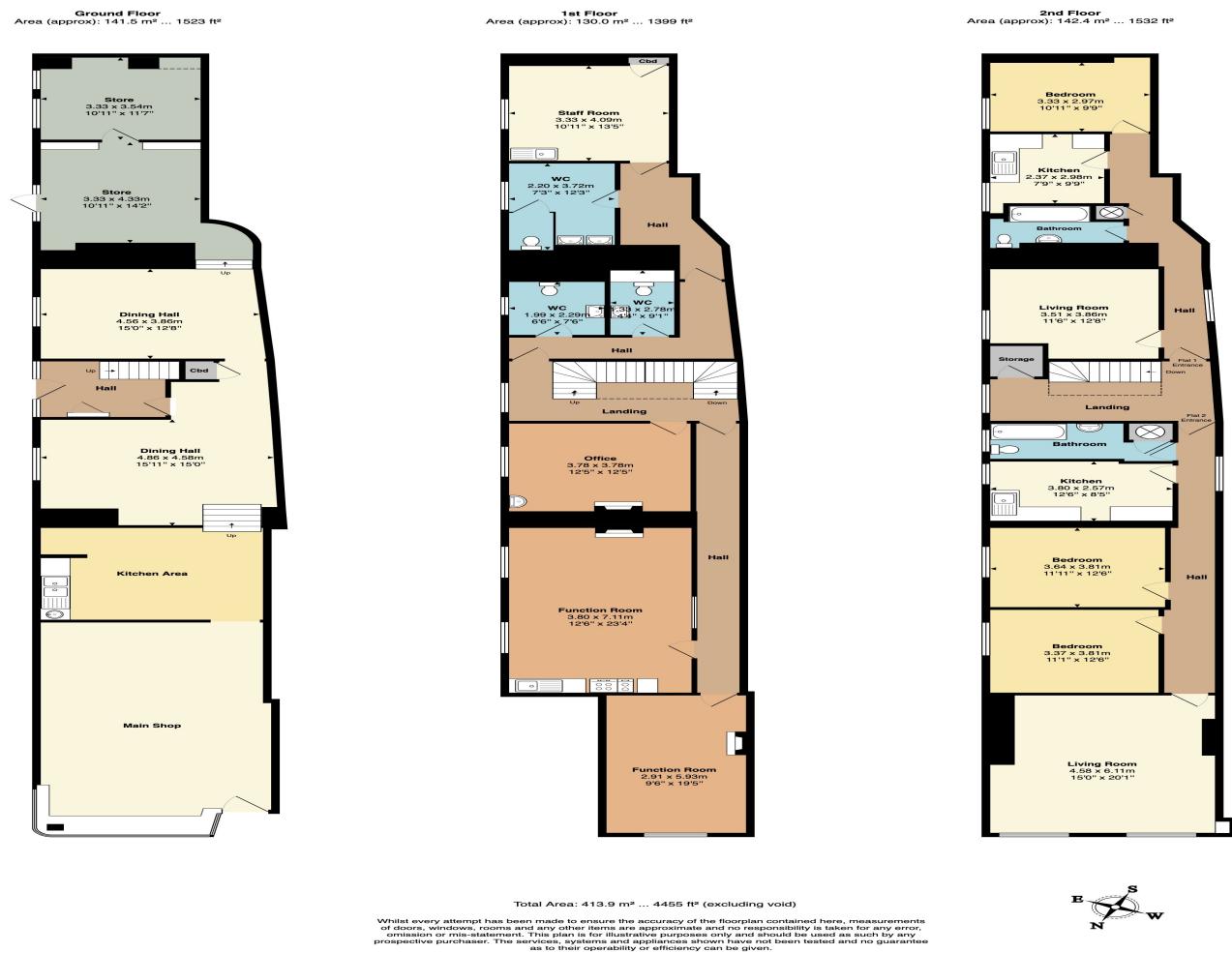
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and other items are not represented to scale and no responsibility is accepted for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.



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