



37 Fore Street,
Poole, Redruth

LODGE & THOMAS
ESTABLISHED 1892

Shop, Accommodation & 10 Garages,
37 Fore Street, Pool, Redruth, TR15 3DY

For Sale by Public Online Auction

Closing Date: 12 Noon Friday 18th September 2026

Guide Price - £150,000 Freehold

An interesting investment/development opportunity within a thriving area, conveniently located between Redruth and Camborne.

The property comprises a substantial 128 sqm three bedroom dwelling, incorporating a former shop with useful outbuildings and enclosed courtyard to the rear, fronting a busy junction and all requiring refurbishment.

In addition, there are two blocks of garages comprising 9 single garages, a useful workshop and a plot of land, amounting in total to around 0.1 acres.







Approximate Area = 1381 sq ft / 128.2 sq m

Outbuilding = 565 sq ft / 52.4 sq m

Total = 1946 sq ft / 180.6 sq m

For identification only - Not to scale

EPC: F Council Tax Band: C

Services

Mains electricity, mains water and mains drainage are connected to the dwelling. There are no services connected to the garages. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

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.

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.



GENERAL CONDITIONS OF SALE

Our online auction partners are Bamboo Proptech – www.bambooproptech.com

SPECIAL CONDITIONS OF SALE The buyer will be required to reimburse the seller the cost of the Auction Pack.

METHOD OF SALE The property will be offered for sale by Online Traditional Auction. The seller reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE This will be available to download from our auction partners' website free of charge to those who have registered. It is the buyer's responsibility to make all necessary enquiries prior to the auction and we strongly recommend buyers instruct a solicitor to assist. It will be the buyer's responsibility to reimburse the vendor's costs for the provision of the Legal Pack on sale.

COMPLETION DATE Normally up to 28 days or sooner following exchange of contracts.

BUYER'S AND ADMINISTRATIVE FEES It is free to register to bid. The buyer will be required to pay £4,800 on 'the fall of the hammer'. This buyer's fee is inclusive of VAT and is retained by Lodge & Thomas/Bamboo Proptech as a contribution toward the online platform costs. The buyer will be required to pay the 10% contract deposit monies within 24 hours of the auction via their solicitor to the seller's solicitor.

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE The Guide Price is an indication of the seller's expectations. The Reserve Price is a figure below which the auctioneer cannot sell the property at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

ANTI-MONEY LAUNDERING ACT 2007 Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

Vendor's Solicitors: Stephens Scown LLP, Curzon House, Southernhay West, Exeter, Devon, EX1 1RS

FAO: Rebecca Severn. **Tel:** 01392 210700 / 01392 429206.

Email: r.severn@stephens-scown.co.uk

Location

One couldn't ask for a more central and accessible location fronting the convergence of four busy roads, one of which is the A3047, within an area made up of various shops, commercial businesses and private homes, close to the Wilson Way Industrial Estate. The A30, Cornwall's main arterial route, is less than a mile away and within a similar distance there is a wide choice of schooling and shopping facilities.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
Email: property@lodgeandthomas.co.uk

Directions:

Leaving the A30 at the Tolvaddon Junction, follow the road to Poole where at the main crossroads turn left onto Trevenson Road (A3047). Follow this road for a short distance to the next mini roundabout, where the property for sale will be found on the right hand side identified by a Lodge & Thomas For Sale board

37 Fore Street: what3words///lies.tunnel.toasters

Garage Blocks: what3words///prospered.invite.battle



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