



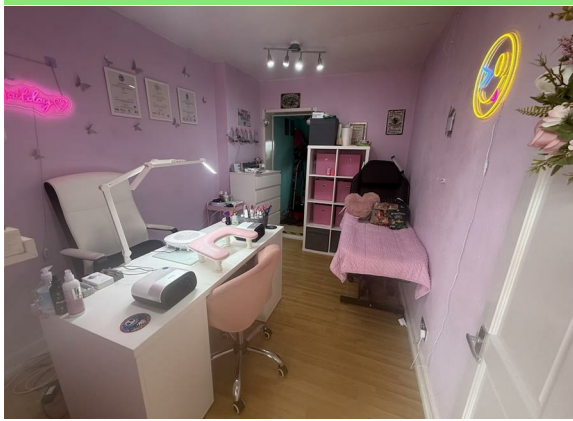
Higher Fore Street

Redruth

TR15 2AJ

Offers In The Region Of
£45,000

- INVESTMENT OPPORTUNITY
- TWO RETAIL SHOPS
- REDUTH CENTRE
- FREEHOLD INVESTMENT
- CLOSE TO BUS AND RAILWAY STATION
- ONE SHOP LET, ONE VACANT



 **Millerson**
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Tenure - Freehold

Council Tax Band - Exempt

Floor Area - 613.00 sq ft



Full Description

INVESTMENT OPPORTUNITY

A freehold premises comprising two shops, in the busy town of Redruth. Both units have a modern frontages with a recessed entrance and a side doors.

One unit (no6) is presently let on an annual lease for £220 pcm £2,640 pa The other unit (no7) is currently vacant, but has been previously let at £3500 pa.

Total potential annual income:£6140.

Location

It is on the higher end of the main retailing area of Redruth but has the benefit of car parks in very close proximity. Redruth is a busy town with a growing population and many nearby villages. There is good access by rail and car via the main A30. The rugged and popular North coast is but a few miles away.

Accomodation comprises

All dimensions are approximate.

Shop No 6

Reception Room

14'9" x 9'10" (4.5m x 3m)

Plus corridor, with large display window, front door, corridor leading to WC.

Main Room

13'1" x 9'2" (4m x 2.8m)

With power points. door leading to the kitchen.

Kitchen

6'6" x 6'6" (2m x 2m)

With hot water, sink and drainer and storage cupboards, door to rear access.

Seperate WC

With close coupled WC and wash basin.

Shop NO 7

22'11" x 15'5" (7m x 4.7m)

A lovely shop and has in the past been used as a barbers shop. Main shop area with display window . Door to Store room/kitchen with stainless steel sink unit, door to rear access path and WC .

Viewing

Viewing: Miller & Son commercial 01736 754115

Parking Notes

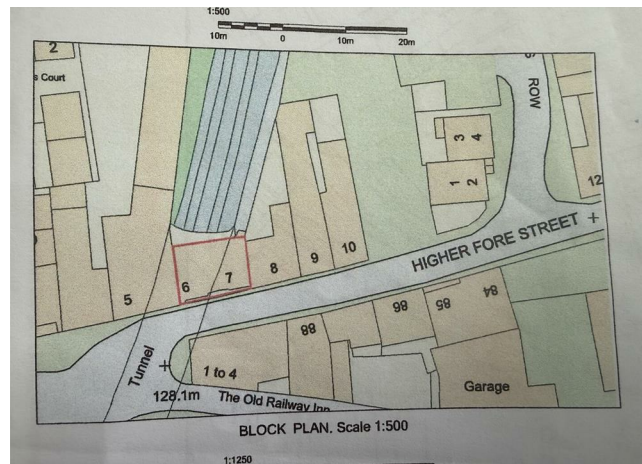
Car parks in very close proximity.

Directions

From the railway station, turn right up the hill bear left to into Higher Fore Street, and the shops are just up there on the left.

Agents Note

The Flat above has been sold on a 999 year lease. There is no ground rent, however the insurance is split four ways, units 6,7, the flat and the freeholder.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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