

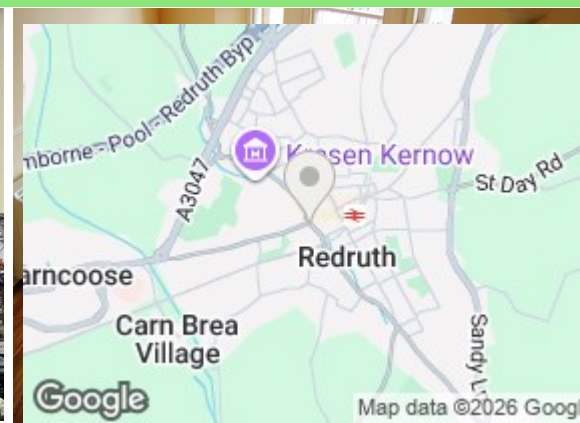
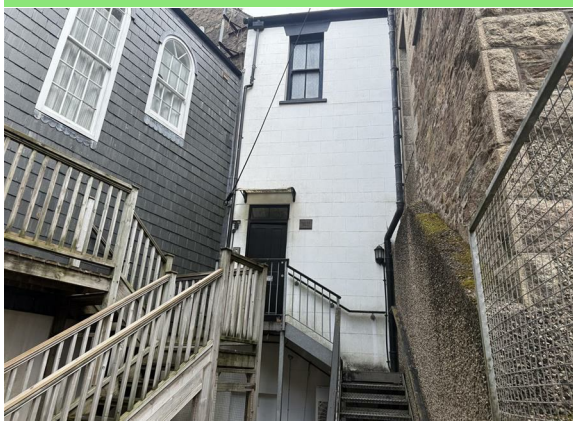
West End

Redruth

TR15 2RZ

Asking Price £250,000

- Iconic Redruth landmark
- Mixed-use investment property
 - Central town location
 - Retail office with A2
 - Two flats above office
 - £24,830 annual income
 - Busy town centre spot
- Commercial property type
- Ideal investment opportunity
- Viewing highly recommended



 **Millerson**
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Tenure - Freehold

Council Tax Band - Exempt

Floor Area - sq ft



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B86

PROPERTY

This is an iconic and substantial granite building located on the corner of this busy junction with an attractive curved window and is an ideal mixed use investment with an office with A2 use and two one bedroom flat above producing an annual income of £24830 pa.

LOCATION

Located in the heart of this thriving town of Redruth, a historic market town in west Cornwall, England, best known for its rich mining heritage and its role in the Cornish tin and copper industries. Located about 9 miles (14 km) west of Truro, it sits in the heart of the Cornwall and West Devon Mining Landscape, a UNESCO World Heritage Site.

There are many shops and local business and there is a mainline railway station on the London/Penzance line and a mile to the North is the A30 and a few miles further are the stunning North Coast beaches.

OFFICE

This is presently let an well stablished Estate agent with a lease 1st April 2024 to 31 March 2029 with a passing rent of £8750 pa.
With main office area, kitchen and WC areas.

TWO FLATS

Two one bedroom flats above the shop, accessed via the rear path.

Flat One rented out at £8460 pa

Flat Two rented out at £7620 pa

SERVICES

Mains Water, Electricity, Drainage.

Council Tax band for both flats 'A'

Shop subject to business rates Current ratable value £4050.

Apartment 1, West End House EPC:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-3386-7180-2906-0125>

Apartment 2, West End House EPC:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-3286-7180-2906-4165>

The Commercial units EPC:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7072-0090-8560-9775-2198>

Property is in a convservation area.



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	86	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		