

Miller Commercial

Chartered Surveyors and Business Property Specialists



73 Fore Street, Redruth, TR15 2BL

- PROMINENT RETAIL UNIT
- SUBSTANTIAL RETURN FRONTAGE
- CLOSE TO CAR PARK & STATION
- ENERGY PERFORMANCE ASSET RATING -E (114)

£12,500 Per Annum Excl Leasehold



01872 247000 | www.miller-commercial.co.uk

LOCATION

The premises are located fronting the pedestrianised part of Fore Street at its junction of the non-pedestrianised part, Alma Place and Green Lane. They are situated within a prime retail pitch close to Lloyds Bank, Shoe zone, Iceland, Card Factory, WC Rowe, Specsavers, Superdrug, Cancer Research UK and Stratton Creber Estate Agents.

DESCRIPTION

A ground floor lock-up retail unit with substantial return with store/office and good return frontage to Alma Place.

ACCOMMODATION

Retail Area 72.6 sq m (781 sq ft)

Store/Office 5.7 sq . (61 sq ft)

WC with wash basin.

TENURE

The premises are offered by way of a new proportional full repairing and insuring lease the terms of which are open to negotiation. VAT is not payable in addition to the rent.

LEGAL COSTS

The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £9,000. The Government has provided business rates relief for retail, hospitality and leisure businesses in the 2020-2021 tax year. For more information please visit <https://www.gov.uk/guidance/check-if-your-retail-hospitality-or-leisure-business-is-eligible-for-business-rates-relief-due-to-coronavirus-covid-19>. Notwithstanding the above the property is below the threshold (£12000) where rates become payable if it is

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate has been applied for and should be available shortly.



CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk

VIEWING: Strictly by prior appointment through Miller Commercial.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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