



**Description**

An extensive freehold three storey in part town centre premises situated in a prime trading location in Redruth, having had the benefit of recent replacement windows to the upper floors and a new roof, along with internal clearance works. The property previously comprised ground floor retail premises and five flats on the upper and rear floors, now offering a blank canvas for reconfiguration into a number of commercial/residential units, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

**Situated**

Fore Street forms the heart of Redruth town centre having enjoyed recent regeneration and in proximity of local car parks and the mainline railway station. The town centre offers a variety of shopping and leisure facilities, with excellent access to the A30.

**Viewings**

Strictly by prior appointment with Stratton Creber Redruth 01209 217201. General enquiries Countrywide Property Auctions 01395 275691.

**Note**

The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

**Planning**

A Grant of Conditional Planning Permission was issued under application number PA18/07458, on the 28th January 2109, for 'Reconfiguration of existing ground, first and second floor flats to provide 3 further residential units including associated alterations to existing communal staircase and circulation space to meet



statutory requirements' along with building control application BC21/04198/PORTAL issued on the 2nd February 2022 stating building work started. We understand from the vendor that further plans have since been drawn up to revise the planning back to 5 residential units of accommodation.

**VOA Rating**

The property was removed from the rating list on the 1st April 2023. The previous VOA rating was £6,100.

**EPC**

Exempt