

On the Instruction of HSBC Bank plc

SHOP TO LET

REDRUTH, 81 Fore Street, Redruth, TR15 2BW



Key Features

- Central pitch
- Popular market town
- Lies within Redruth Conservation Area

Viewing

By appointment via this office:

Nikita Dheir

t: +44 0117 943 5785
m: +44 7802 549306
e: nikita.dheir@cbre.com

Jason Herbert

t: +44 117 9435 855
m: +44 790 999 6154
e: jason.herbert@cbre.com

CBRE Limited

Floors 13 & 14 Clifton Heights,
Triangle West
Clifton
Bristol BS8 1EJ

www.cbre.co.uk/retail

Date of Issue 17/01/2017

CBRE

Location

Redruth is situated at the junction of the A393 and A3047 roads adjacent to the A30, providing fast access from Exeter to Penzance. The town is approximately 9 miles west of Truro, 12 miles east of St Ives and 18 miles north east of Penzance. The property itself is located within the heart of the town on the pedestrianised area of Fore Street where there is a good range of local and national occupiers. Major retailers within the immediate local vicinity include: **Iceland, Boots, Specsavers and the other principal high street banks.**

Description

A period mid-terrace property with an ornate façade arranged over three floors: Ground, First and Basement. The ground floor comprises a banking hall, interview rooms, back office functions and a strong room. The first floor comprises of female and male toilets, a staff room/ kitchenette and ancillary storage. The basement provides stores and ancillary storage. The rear yard can be separately accessed from the public passageway which runs directly under the premises. This public passageway provides a pedestrianised thoroughway between Fore Street and Back Lane W.

The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	92 sq m	990 sq ft
First	73 sq m	781 sq ft
Basement	22 sq m	234 sq ft
Total	186 sq m	2,005 sq ft

Tenure

The property is held on an existing fully repairing and insuring lease for a term of 15 years expiring 03rd June 2023. The next rent review is due on the 4th June 2017 (Annual RPI Linked Review).

Rent

£21,903 per annum, exclusive.

Terms

The property is available by way of assignment and sublease of the lease.

Rates

The current Rateable Value is **£10,500** and the rates payable are **£5029.50**. The UBR for 2017/2018 is 49.7p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

A copy of the energy performance certificate can be made available upon request.

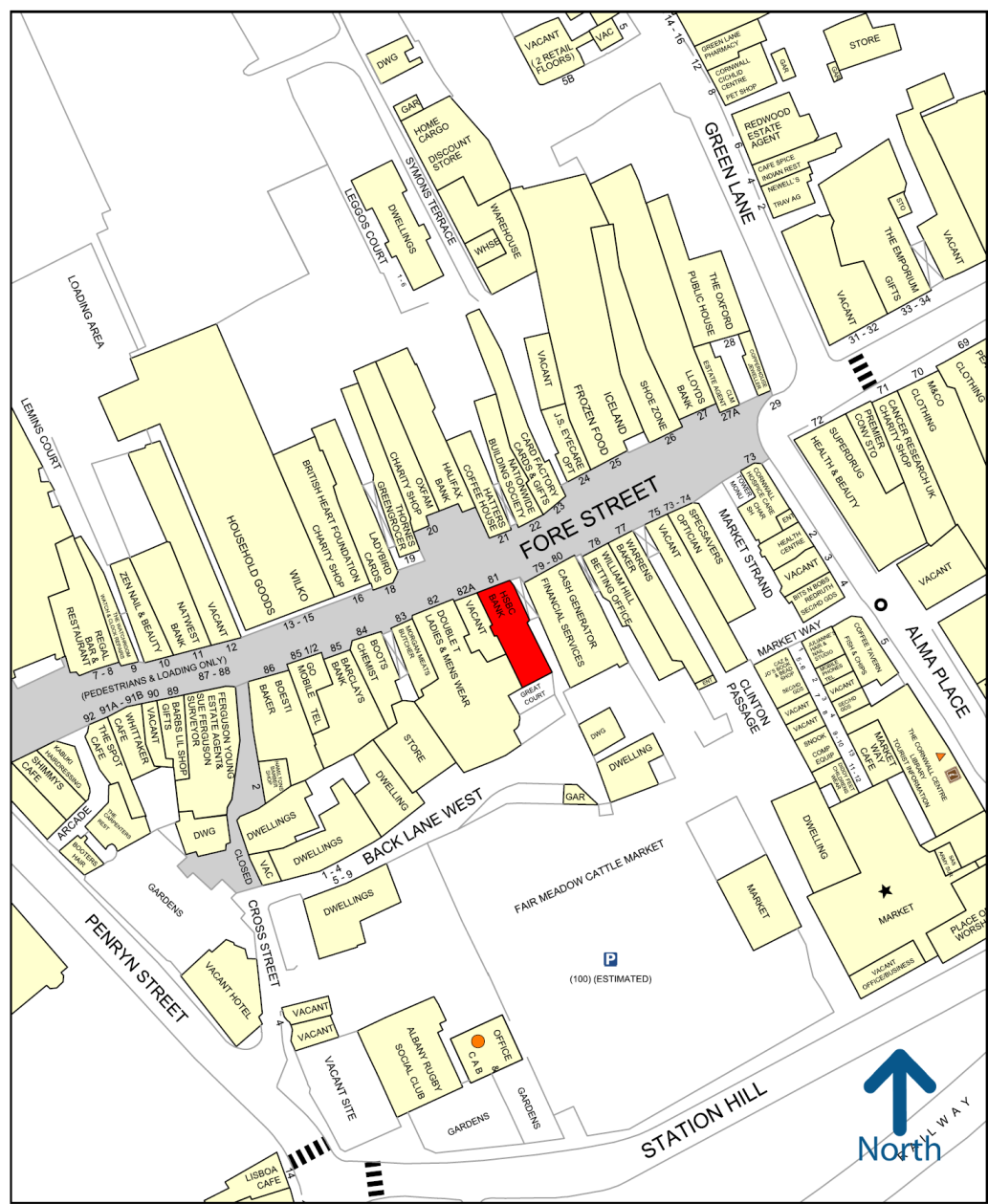
On the Instruction of HSBC Bank plc

SHOP TO LET

REDRUTH, 81 Fore Street, Redruth, TR15 2BW



Redruth



50 metres

Experian Goad Plan Created: 16/02/2017
Created By: CBRE Limited

Not to scale
 Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.
 © Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.
 © Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

