



# For Sale

38 Scorrier Street,  
St Day, Redruth, TR16 5LH

Former Fish & Chip Takeaway with Flat above

External storage

Existing extraction insitu

Village location

Guide price £100,000

Viewing by prior appointment with  
Adam Beverley-Jones

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## Location & Description

The property is located on Scorrier Street, in the historic mining village of St Day, on the outskirts of Redruth, some 2 mile distance. St Day is located approximately midway between the North and South Cornish coastline, (Falmouth approximately 7 miles to the south). The A30 trunk road, accessed at Scorrier, lies approximately 3 miles to the north, providing links to the west and north of the county.

## Accommodation

A former fish and chip takeaway, now void of all appliances, but with the extraction still in situ has the benefit of a two/three bedroom residential accommodation above. Outside, and to the rear, are storage facilities, and rear pedestrian access. The property requires a degree of refurbishment. The accommodation briefly comprises:-

**Ground Floor:** Retail Area, Inner Hall, Kitchen, Sitting Room, Lean to Conservatory.

**First Floor:** Landing, Former Kitchen, 2 bedrooms, Bedroom 3/Study, Bathroom.

**Outside:** Storage sheds, rear pedestrian access.

The premises could be reestablished as a take away (fish and chips / pizza etc..) or other retail uses, or subject to planning, converted to a single dwelling or two flats.

Description	SQ M	SQ FT
Retail	22.68	244
Storage	10.2	110
Flat	55.3	595
<b>Total:</b>	<b>88.18</b>	<b>949</b>

## Tenure

Unconditional offers for freehold. Guide price £100,000.



## Planning

The property has A1, A5 planning consent with residential use for the first floor. Potential purchasers are advised to make their own enquiries to Cornwall Council Tel, 0300 1234 151. Email [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk).

## Rateable Value

The property has rateable value of £2000, as assessed in the 2017 rating list. Interested parties should make their own enquiries of the local billing authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, TR1 1EB, Tel: 01872 224397, Email: [revenues@cornwall.gov.uk](mailto:revenues@cornwall.gov.uk) or enquiries can be made online at the VOA website [www.voa.gov.uk](http://www.voa.gov.uk)

## Energy Performance Certificate (EPC)

The property has been rated **D100**.

## Council Tax

Band A (flat).

## VAT

Under the finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that prospective purchasers establish the VAT implications before entering into any agreement.

## Legal Costs

Each party to bear their own legal costs. In the event the purchaser withdraws from the conveyance, the purchaser will be responsible to pay the vendors reasonable abortive legal costs.



### Truro Office

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