

LOT 13

REDRUTH WEST END HOUSE, WEST END, TR15 2RZ

- Freehold commercial and residential investment
- Town centre location
- Retail unit and two 1 bedroom flats
- Producing £19,600 per annum

DESCRIPTION

The property comprises a three storey building of traditional granite construction beneath a tiled roof. The property is located at the junction of Fore Street, Penryn Street and West End in the heart of Redruth and is arranged as a commercial property on the ground floor and two 1 bedroom flats on the first and second floors. Both flats provide a bedroom, living room/kitchen and shower/WC.



LOCATION

- Summary:** Town centre location
- Miles:** Truro 8 miles, St. Ives 12 miles
- Roads:** A30, A3047, B3300
- Rail:** Redruth railway station
- Nearby Occupiers:** Betfred

TENURE

Freehold

VAT

Refer to the legal documentation

EPC

See website

PLANNING

Redruth Town Council (01209 210038) www.redruth-tc.gov.uk.

NOTE

Your Move Estate Agents have 285 branches across the country – more than 90 of which were rebranded to Your Move following the acquisition of the Halifax estate agency network by LSL in January 2010 (source: www.your-move.co.uk).

ADDRESS	TENANT	FLOOR	USE	SQ M	SQ F	LEASE TERMS	RENT £ PA	RENT REVIEW
West End House	Your-move.co.uk.ltd Individual Individual	Ground	Retail	40.24	433	5 years from 24/03/2014	£7,000	Deposit £600
		First (Flat 1)	Residential - one bedroom flat	46.45	500	12 month AST from 05/07/2018	£6,000	Deposit £500
		Second (Flat 2)	Residential - one bedroom flat	46.45	500	12 month AST from 11/08/2008	£6,600	Holding over
		TOTAL						

The areas have been provided by the vendor and are for guidance only

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