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shoezone

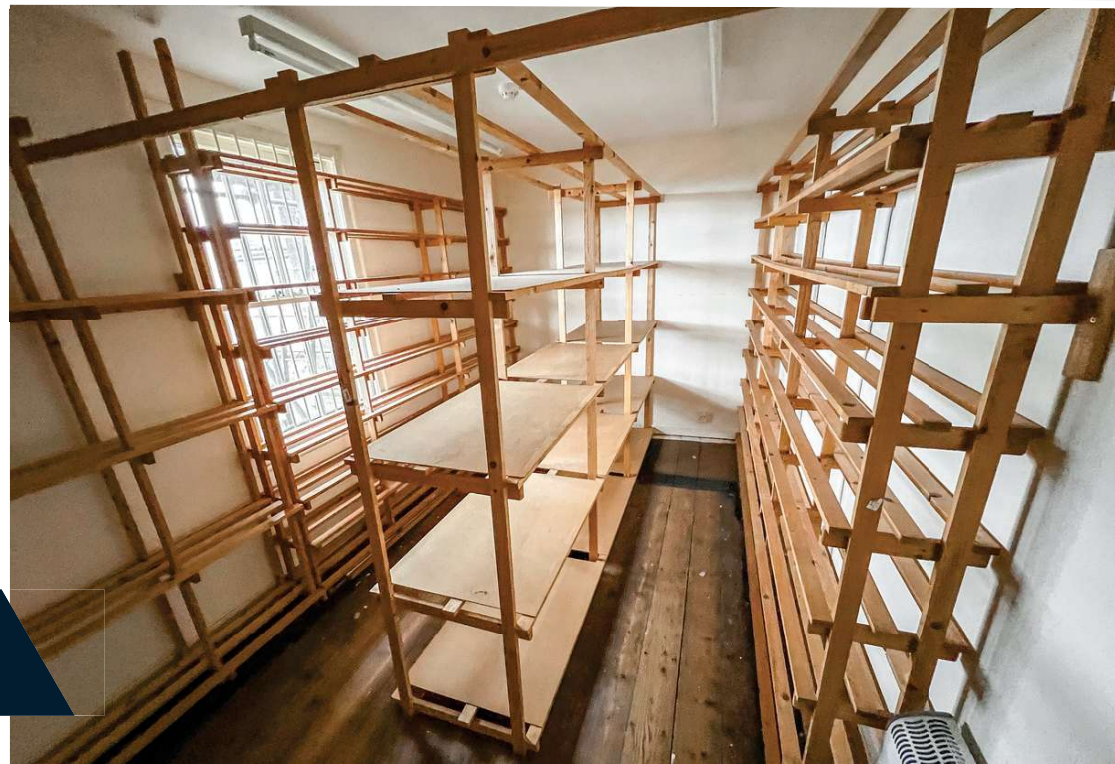
26 FORE STREET, REDRUTH

SBC
PROPERTY

26 FORE STREET REDRUTH CORNWALL TR15 2BQ

- REDRUTH TOWN CENTRE PRIME RETAIL SHOP
- PRIME LOCATION ADJACENT TO ICELAND
- VACANT POSSESSION
- SUITABLE FOR OWNER OCCUPATION, INVESTORS/DEVELOPERS
- GROUND FLOOR SHOP, FIRST FLOOR AND SECOND FLOORS
- SEPARATE ENTRANCE DOOR TO FRONT
- ENCLOSED REAR GARDEN
- RECENTLY REFURBISHED SLATE ROOF
- DEVELOPMENT PROSPECTS, SUBJECT TO REQUIRED CONSENTS
- FREEHOLD OPPORTUNITY

FREEHOLD PRICE - £150,000



LOCATION

The property is situated in a central position within Redruth's town centre. Redruth is found in a central position within west Cornwall. Of great historic significance as the centre of the Cornish mining district, it now forms part of Cornwall's most populated areas with its neighbouring towns of Pool and Camborne. The county's north coast beaches are found approximately 5 miles to the north, Truro 10 miles to the east, Falmouth and the south coast 10 miles to the south.

The property is situated in the town centre's core and prime retailing area. Nearby occupiers include Post Office, bakers, florist and a mix of local and specialist occupiers.

DESCRIPTION

26 Fore Street Redruth is a prime retail shop situated in a central position within the main trading area of Redruth's town centre. Formerly occupied by Shoe Zone the retail unit has a double fronted glazed display and entrance door leading into an open plan sales area. A door to the rear leads through to a store\WC, a side door enters into the ground floor corridor leading to a separate entrance door to the front and a back door leading to an enclosed garden area.

The upper floors (accessed via separate front door or from the sales area), comprise a number of store rooms, offices, and staff area at both first and second floors.

26 Fore Street offers an ideal opportunity to acquire a freehold property with vacant possession within the heart of Redruth town centre. Suited to investors due to its prime retailing location, currently 100% commercial for SIPPs, developers may be able to develop the upper floors for alternative uses, subject to any necessary statutory consents, or owner occupiers with vacant possession.

The property has recently benefited from roof refurbishment over the main building.

ACCOMMODATION Areas are approximate (taken from VOA areas).

Ground Floor

Net Internal Width	-	5.50m
Shop Depth	-	14.89m
Rear Store/WC		
Net Internal Area	-	78.70 sq m (849 sq ft)

First Floor

Staff	-	4.78m x 3.95m (max)
Office 1	-	3.43m x 4.52m
Office 2	-	3.00m x 4.53m
WC		

Second Floor

Office 3	-	2.71m x 4.33m
Office 4	-	3.13m x 3.40m
Office 5	-	3.36m x 3.11m (max)

Total Area - **153.6 (1,653 sq ft)**

A floor plan is available upon request.

PRICE

Guide price £150,000 for the freehold.

VAT

We are advised the property is not currently elected for VAT.

PLANNING

We have assumed that retail and Class E is permitted. We would advise all interested parties to make their own enquiries with respect to future uses/planning/development.

BUSINESS RATES

Prospective purchasers should confirm actual rates payable with the local billing authority (www.vo.gov.uk)

Current rateable value (April 2026 List) £10,000

EPC

EPC Rating : D

Certificate number : 0490-9797-3930-6090-2303

Valid unit : 17 November 2027

VIEWING/FURTHER INFORMATION

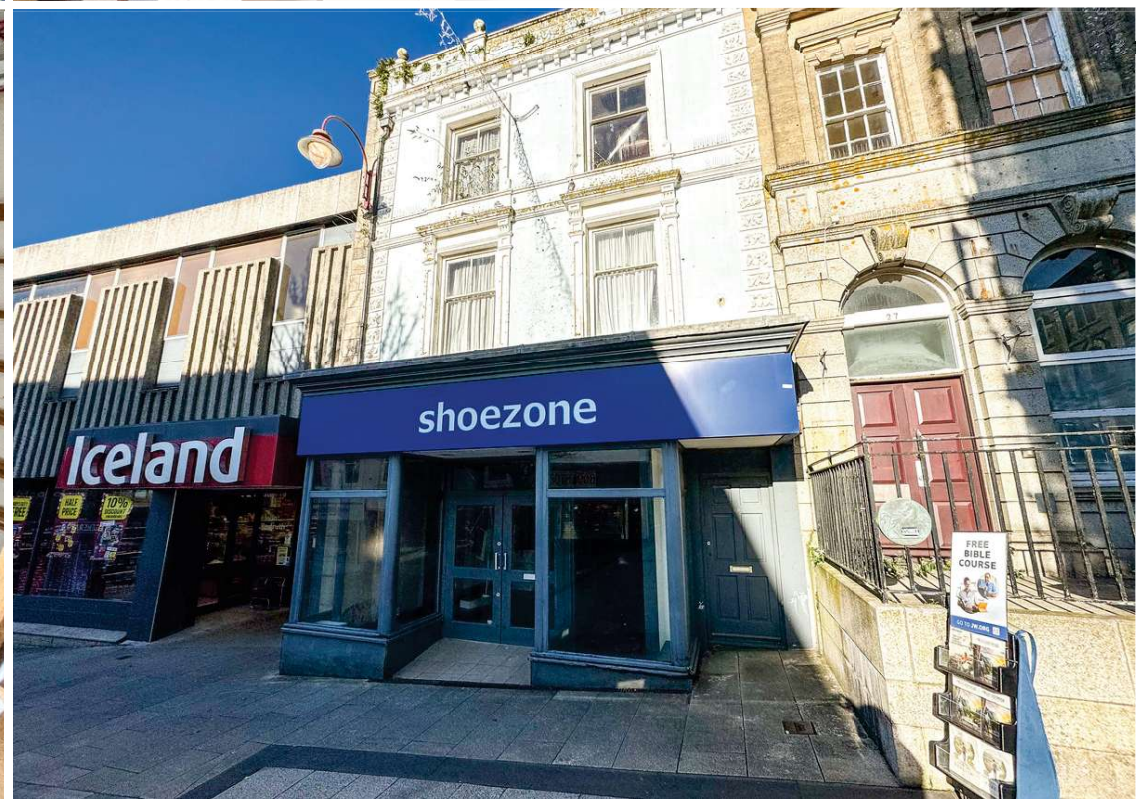
Viewing strictly by appointment with the sole agents.

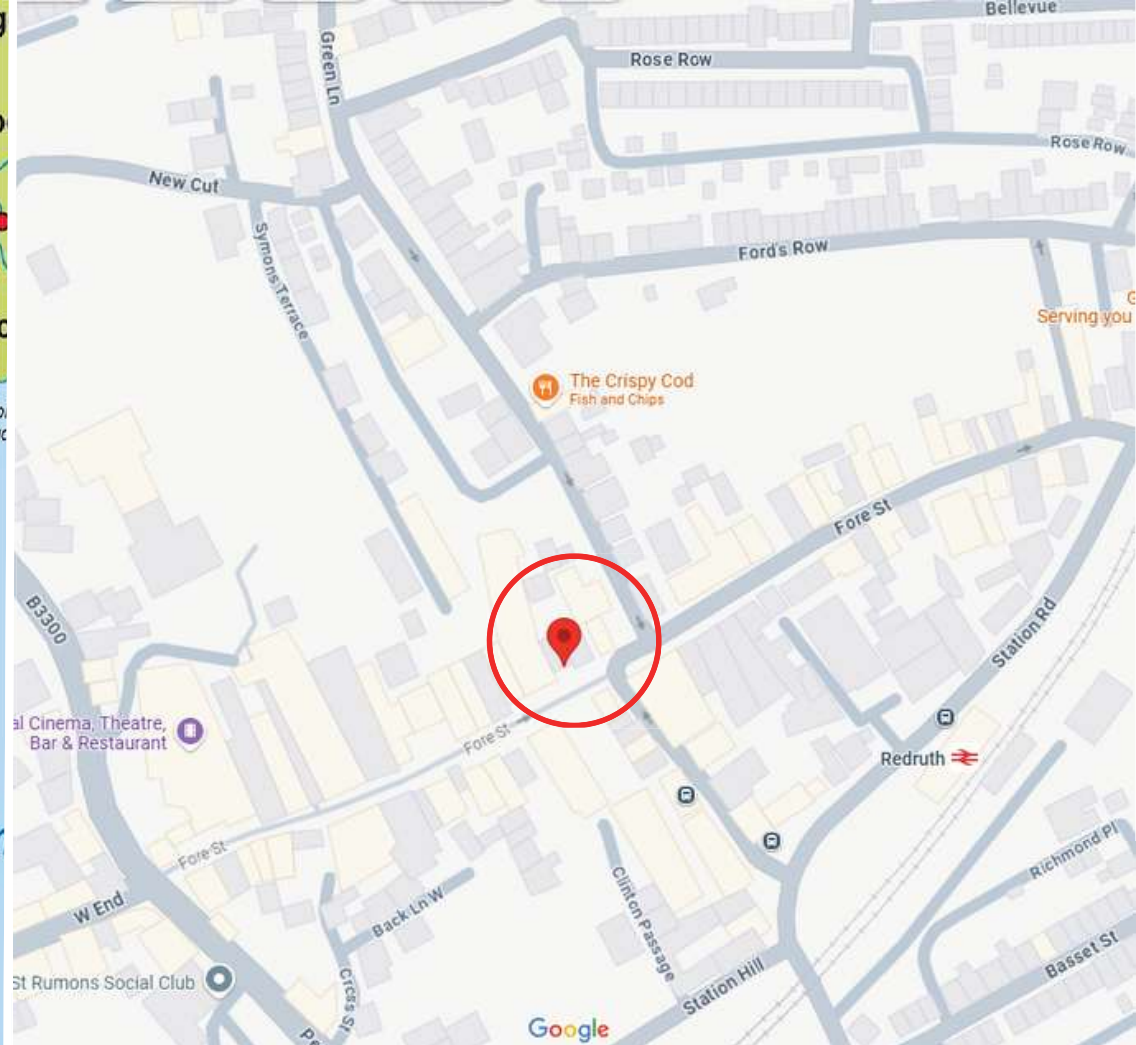
SBC Property
Daniell House
Falmouth Road, Truro
Cornwall TR1 2HX

FAO : **Barney Peters**
TEL : **07738 321136**
EMAIL : **Barney@sbcproperty.com**

FAO : **Francesca Williams**
TEL : **07955 272205**
EMAIL : **Francesca@sbcproperty.com**







CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 277397

T: 07738 321134

E: Barney@sbcproperty.com

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