



Description

A fabulous opportunity to acquire a freehold town centre mixed use premises, presented in good order throughout and comprising two self-contained ground floor retail units and a two bedroom fully furnished flat. Unit 6 is currently let and generating an income of £240pcm/£2,880pae on a rolling AST, VOA rating £3,350. Unit 7 is currently vacant with the potential, subject to any requisite consents, for residential conversion, VOA rating £3,800. 6A is a vacant fully furnished two bedroom flat with kitchen/diner, sitting room and shower room. The property is likely to appeal to career lettings investors, as a break-up and resale opportunity of the individual components, or those looking for a live/work opportunity with an additional income stream.

Situated

Higher Fore Street is situated at the top end of the main retail area of Redruth town centre, conveniently situated for the mainline railway station, car parks and educational facilities, being readily commutable to the A30.

**6 Higher Fore Street
Ground Floor**

Covered entrance porch, retail zone A 22.5m², hallway/storage area, kitchenette and WC.

**7 Higher Fore Street
Ground Floor**

Covered entrance porch, retail zone A 25.4m², hallway/storage area, kitchenette and WC.

**6A
First Floor Flat**

Entrance hall at ground floor level with stairs rising to the landing, lounge/diner, kitchen/breakfast room, two bedrooms and shower room.



Viewings

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

EPC Ratings

6 D. 6A E. 7 TBC (expired)

Council Tax Band

6A A

