



A substantial three storey mixed use building with planning consent, set in the town centre of Redruth.

#### DESCRIPTION

An extensive building which requires total refurbishment throughout. The property is currently uninhabitable but benefits from granted planning permission under the reference PA18/07458 to form a mixture of residential dwellings and a commercial shop to the ground floor.

#### LOCATION

Redruth town centre offers a number of local and national facilities including banks, restaurants, butchers, and has a multi-screen cinema complex in very close proximity to the property itself. Redruth has a mainline railway link to London Paddington station and also offers good access to the A30 trunk road which links into Devon.

#### PROPOSED ACCOMMODATION

**Ground Floor** Commercial property to the front aspect. Access is granted via the rear courtyard leading to the residential element of the building, which will include: Flat 1: Lounge/kitchen with separate bedroom and accessible shower room. Flat 2: Lounge/kitchen with separate bedroom and accessible shower room.

**First Floor** Communal stairwell leading to the second floor and doors to: Flat 3: Studio flat with open plan living space and a shower

room. Flat 4: Studio flat with open plan living area and a shower room. Flat 5: One bedroom apartment with open plan lounge/kitchen, bedroom and a bathroom.

**Second Floor** Flat 6: One bedroom apartment with open plan lounge/kitchen, bedroom and a bathroom. Flat 7: One bedroom apartment with an open plan lounge/kitchen, separate bedroom and a shower room.

#### PLANNING

A grant of conditional planning permission was approved on the 28th of January 2019, under the reference PA18/07458, for the "Reconfiguration of existing Ground, First & Second floor flats to provide 3 further residential units including associated alterations to existing communal staircase and circulation space to meet statutory requirements." All prospective purchasers should make and rely on their own enquiries of Cornwall Council Planning 0300 1234 151.

#### NOTES

All prospective viewers are advised that they enter the property at their own risk and will be required to sign a disclaimer to view internally. Sturdy footwear must be worn. There is limited natural light in places in the building, it is advisable to take a hand held light source. Please see the legal pack



for information regarding a section of the property having an absent title deed.

#### EPC

Energy Efficiency Rating – Exempt – Uninhabitable

#### AUCTION VALUER

Lucy Fuller.

#### VIEWING ARRANGEMENTS

Viewing strictly by appointment only with Stratton Creber Redruth 01209 217201. General enquiries Countrywide Property Auctions 01395 275691.