

West End Workshop

STAGS

West End Workshop

, Redruth, Cornwall, TR15 2SN

Town Centre 0.2 Mile, Train station 0.3 Miles, A30 1 Mile.

A former carpenter’s workshop with associated outbuildings in a central location.

- NO ONWARD CHAIN
- Outbuildings
- Services On Site
- Gated Entrance
- Freehold
- Secure Site
- Former Workshop
- Central Courtyard
- 3 Phase Power
- Council Tax - Business

Guide Price £100,000

SITUATION

Redruth is a well-connected and historic town in central West Cornwall, ideally positioned for access to the A30 and the wider road network, making it particularly convenient for commuters. The town centre offers a good range of everyday amenities, independent businesses, cafés, restaurants and national retailers, together with a choice of primary and secondary schools.

Redruth's mainline railway station provides regular services to London Paddington and destinations further afield, while the surrounding area offers easy access to Cornwall's north and south coasts.

The popular north coast beaches and resorts are within straightforward reach, whilst the south coast town of Falmouth, home to the University of Exeter's Cornwall campus, lies approximately 11 miles away. Truro, Cornwall's administrative capital and principal shopping and commercial centre, is also readily accessible, making Redruth an excellent base for enjoying both the coast and countryside whilst remaining well connected to the county's principal centres.







THE PROPERTY

A well-positioned former carpenter's workshop with adjoining outbuildings, occupying a convenient location in Redruth, just a short distance from the town centre and its extensive range of amenities.

The property comprises three substantial buildings thoughtfully arranged around a large, gated central courtyard, providing excellent access, privacy and flexibility for a variety of commercial, workshop, storage or alternative uses, subject to any necessary consents.

The principal building, formerly used as a carpentry workshop and ambulance garage, provides an impressive open-plan working space with excellent natural light from a series of skylights. Large folding doors open across the frontage, allowing the entire workshop to be opened up when required and providing easy access for vehicles, equipment and materials.

A further substantial workshop benefits from a pitched roof, large access doors and WC facilities, providing additional versatile workspace or storage. The property also includes a large covered carport together with a separate office room, offering useful ancillary accommodation for administration or other business requirements.

All of the buildings are positioned around the generous central courtyard, which provides extensive hardstanding, parking and manoeuvring space. The combination of substantial buildings, generous access and the enclosed courtyard creates a highly versatile property with considerable potential for a range of commercial or occupational requirements, subject to the relevant planning and other necessary consents.

SERVICES

Mains Water, 3-phase electricity, and drainage. Ultrafast Broadband Available in the street.(Ofcom). Three, Vodafone, EE & O2 Signal 50 %-70% (ofcom)

VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall 01736 223222.

AGENTS NOTES

The site did previously have Planning Permission for new dwellings that has now lapsed.

DIRECTIONS

From the A30, take the Avers junction towards Redruth. At the roundabout, follow the signs for Redruth along the A3047. Continue to the next roundabout and take the first exit towards Redruth Town Centre. After approximately one mile, Hoskings Row will be found on the left-hand side, with the workshop located at the end of the road.

What3Words///paler.plank.cookers

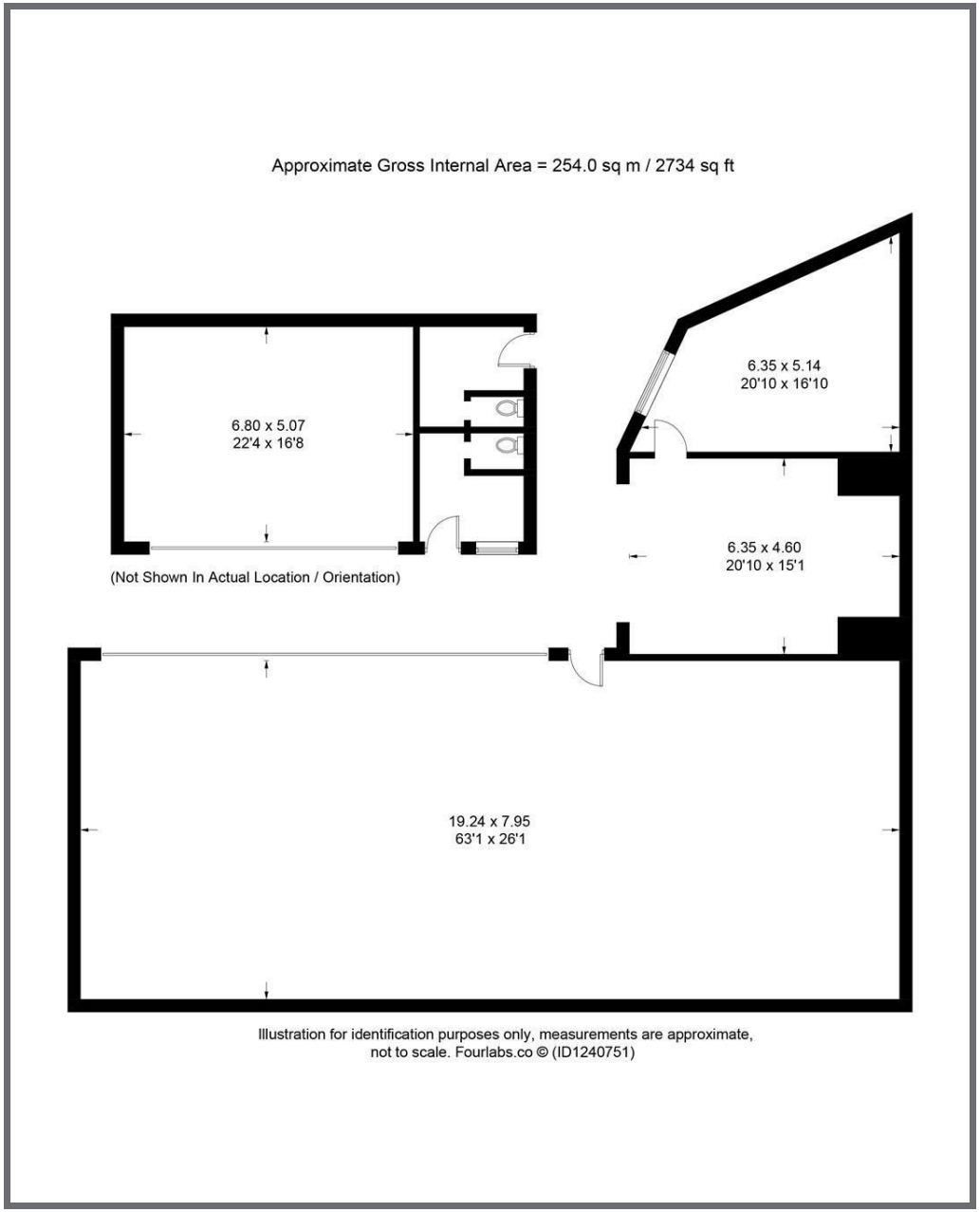






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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