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BILL BANNISTER

Sales & Lettings



3 Chapel Street

Redruth, TR15 2BY

£249,000



3 Chapel St is a handsome Grade II Listed building in the heart of Redruth. With generous proportions and planning granted for conversion to a single dwelling this is a wonderful opportunity for a developer to put their stamp on a landmark local building. Subject to planning it would divide well into self contained flats, and coupled with parking area to the front this is a versatile building with numerous options.



LOCATION:

Chapel Street sits at the heart of Redruth's town centre. Redruth blends professional services, community uses, and food operators creating a well-established, lively trading environment. The Buttermarket redevelopment mixes flexible workspaces, local business units and a food hall whilst excellent transport connectivity further enhances the location, with Redruth Station offering regular services to Penzance, Truro, Exeter, Plymouth, and London Paddington.

DESCRIPTION:

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SCHEDULE OF ACCOMMODATION:

The property comprises ground and first floor premises totalling 2,484 Sq Ft / 231 Sq M alongside four parking spaces to the front.

TENURE:

Freehold with full vacant occupation.

Planning has been granted for conversion to a residential home: PA25/06094 | Change of use from offices (Class E (c)) to single dwellinghouse (Class C3).|

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VAT:

The property is not elected for VAT therefore no VAT is payable on the purchase price.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £16,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

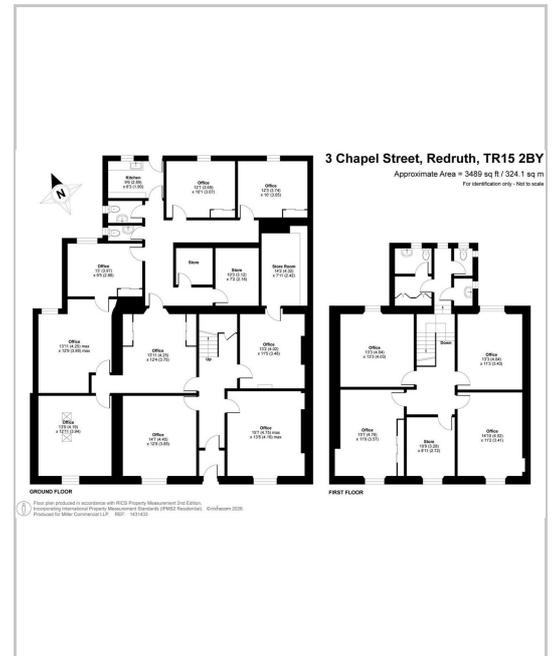
ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (79).

Area Map



Floor Plans



Energy Efficiency Graph

