

FOR SALE FREEHOLD

FORMER AMBULANCE STATION PREMISES

CLOSE HILL, REDRUTH, CORNWALL, TR15 1EP



5,635 SQ FT ON A 0.36 ACRE SITE
SUITABLE FOR MOTOR TRADE / COMMERCIAL USE OR
ALTERNATIVELY REDEVELOPMENT OPTIONS (STP)

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REDRUTH

Redruth is an historic market town in Cornwall, located approximately 9 miles west of Truro, 12 miles east of St Ives, 18 miles north east of Penzance and 11 miles north west of Falmouth. It has a resident population of 14,018 (2011 census).

LOCATION

The building occupies a level site on Close Hill, an arterial route leading directly from its junction with the A30 to other routes into the town centre.

DESCRIPTION

The site has been used as an Ambulance Station for many years and comprises a vehicle repair workshop with ancillary staff accommodation enclosed within its own secure yard and parking forecourt at the front.

The property is of single storey steel frame construction with externally rendered blockwork elevations under a mono-pitched roof incorporating roof lights.

Access to the vehicle workshop is via two full height electrically operated loading doors, one located at the front of the building and one to the rear. There are two inspection pits and a parts store.

The staff accommodation includes a restroom and kitchen together with ancillary offices, showers & wcs, locker room, stores and a boiler room.

SERVICES

We confirm that we have not tested any of the service installations and the purchaser must satisfy themselves independently as to their state and condition.



ACCOMMODATION

The approximate Gross Internal floor areas (GIA) are as follows:

Vehicle workshop	3,772 sq ft	(350 sq m)
Parts store and sluice room	463 sq ft	(43 sq m)
Staff facilities	1,400 sq ft	(130 sq m)
Total Floor Area	5,635 sq ft	(523 sq m)

RATES

Rateable Value £15,500

TERMS

Offers are sought for the freehold with vacant possession.

VAT

All figures quoted are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE

TBC

VIEWING AND FURTHER INFORMATION

For further information or to make an appointment to view, please contact the agent.



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