



19 FORE STREET, REDRUTH, TR15 2BD

AUCTION GUIDE PRICE £150,000 PLUS FEES



**TO BE SOLD VIA AUCTION:**

at 11am on Wednesday 25 March 2026 via Auction House South West: [Property for Auction in South West - 19 Fore Street, Redruth, Cornwall TR15 2BD](#)

**LOCATION:**

The property is located on the pedestrianised area of Fore Street, the primary shopping street in Redruth.

Nearby occupiers include Rowes the Bakers, Nationwide, Poundland, William Hill and Oxfam alongside numerous local and independent businesses.

The Redruth Buttermarket has recently undergone a significant refurbishment following investment and alongside exciting cultural venues like the Redruth Drapery and The Ladder, Redruth has plenty to offer.

**DESCRIPTION:**

A mixed-use freehold property situated in the heart of Redruth, Cornwall.

The ground floor is currently let and operating as a greengrocers, deli and butchery, producing a rental income of £12,000 per annum.

Arranged over the first and second floors is a well-presented, self-contained vacant maisonette comprising an open-plan kitchen/dining/living area, three bedrooms, a bathroom and a separate shower room.

To the rear of the property is a car park with potential for further development, subject to the necessary planning permissions and consents.

**SCHEDULE OF ACCOMMODATION:****GROUND FLOOR SHOP:**

- Shop Front - 41'7m x 14'1m
- Reception Room - 23'3m x 10'2m W.C Kitchen - 7'6m x 6'9m
- Store - 45'5m x 10'11m

**FIRST FLOOR:**

- Open Plan Kitchen/Diner/Living Room - 19'2m x 15'10m
- Shower Room Bathroom

**SECOND FLOOR:**

- Bedroom One - 16'2m x 11'2m
- Bedroom Two - 15'8m x 12'7m
- Bedroom Three - 11'9m x 9'8m

**REAR CAR PARK**

**NOTE:** The seller has commissioned draft plans for the construction of five dwellings within the rear car park area. These proposals have not been submitted to the local planning authority and no application is currently in place.

The site may offer potential for further development, subject to the necessary planning permissions and consents.

The maisonette although vacant has an estimated income of £12,000 per annum.

**TENURE:**

Freehold

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**AUCTION FEES:**

Buyer's Premium - £600 inc VAT payable on exchange of contracts.

Administration Charge - £1200 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Ratings for this property are:

Shop - C (66)

Flat - D (57)

**VIEWING AND CONTACT INFORMATION:**

Through Miller Commercial OR Auction House South West. Please contact:

**Tom Smith** on 01872 247013

Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

**AUCTION ENQUIRIES:**

Auction House South West: 01872 484888

Email: [southwest@auctionhouse.co.uk](mailto:southwest@auctionhouse.co.uk)

**NOTICE TO BIDDER:**

Please be aware that if your Bid is successful on Auction day the exchange of contracts will happen immediately after the Auction

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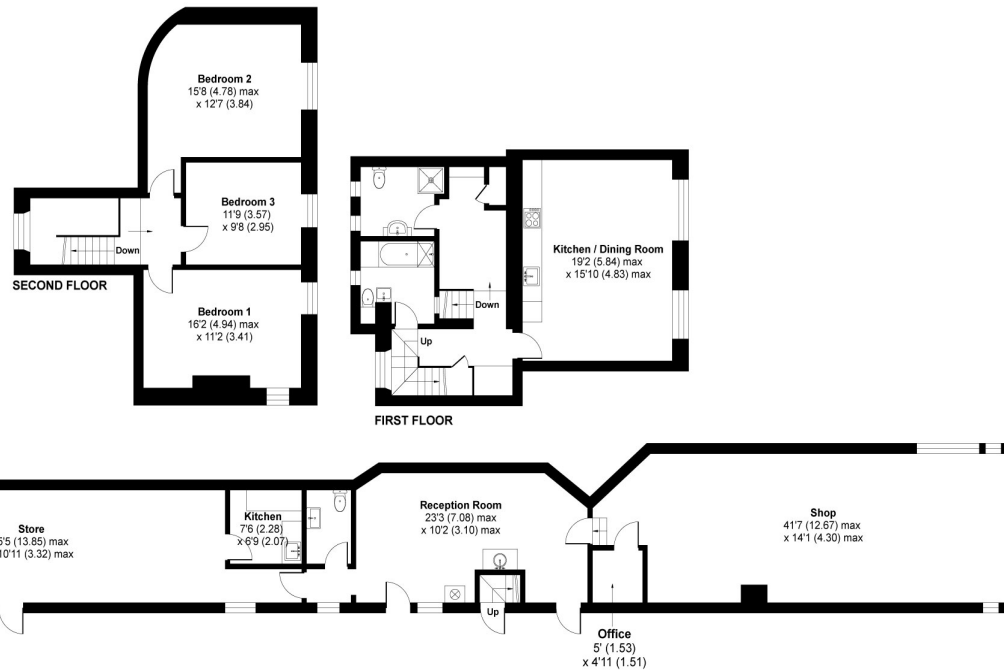
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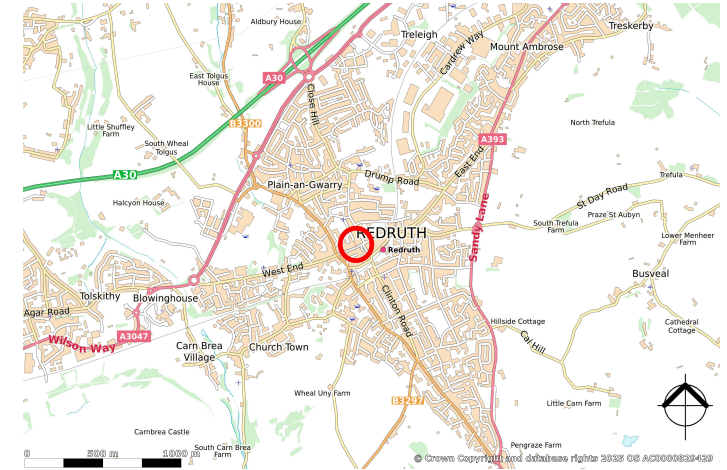
### 19 Fore Street, Redruth, TR15 2BD

Approximate Area = 2614 sq ft / 242.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Miller Commercial LLP. REF: 1406710



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