

Lot 45

Auction Date:
23rd July 2026

Freehold Mixed Commercial/residential Investment Plus Land With Lapsed Planning

📍 4, 5, 6 Penryn Street & 1 Station Hill, Redruth, Cornwall, TR15 2SP

GUIDE PRICE

£75,000+ * + FEES

Currently part let at £9,300 per annum



Scan the QR code to view the property online



CATEGORY



Mixed
Commercial/Residential

TENURE



Freehold

BEDROOMS



x 2

BATHROOMS



x 1

An opportunity to acquire a freehold detached mixed commercial/residential property requiring improvement internally and externally with an enclosed parcel of land adjoining, conveniently situated for a wide range of local amenities along with major transport links within Redruth's town.

The property is arranged over five floors, comprising two commercial ground floor units and a maisonette, with the remaining maisonette being sold on a long lease (please see Auctioneer's Note). The adjoining land is of generous size with a history of lapsed planning and therefore offers great potential for a variety of future development schemes, subject to all necessary consents being available.

COMMERCIAL

Two independently accessed ground floor commercial units.

TENANCY

Both currently vacant.

EPC RATINGS

To be confirmed.

RESIDENTIAL

MAISONETTE

GROUND FLOOR

Communal entrance hall.

LOWER GROUND FLOOR

Living room/second bedroom.

FIRST FLOOR

Kitchen/dining room and living room.

SECOND FLOOR

One bedroom

THIRD FLOOR

Attic bedroom.

OUTSIDE

Small enclosed courtyard.

EPC RATING G

COUNCIL TAX BAND B

TENANCY

Let under the terms of an Assured Periodic Tenancy at a current rent of £9,300 per annum.

AUCTIONEER'S NOTE 1

At the time of publication the Auctioneers have been unable to internally inspect the whole of property. These details have been provided by the Seller and interested applicants should rely on their own investigations to verify the information provided.

AUCTIONEER'S NOTE 2

There is an option to purchase the remaining maisonette for the sum of £40,000. We understand this property is held on a long lease for a term of 125-years from 1998. Further information will be included within the legal documentation, available to download from the Clive Emson website.

PLANNING

Planning Permission, which has now lapsed, was originally granted on 26th May 2015, under ref: PA15/00904 by Cornwall Council for redevelopment of redundant site to create 14 residential flats and associated works, including roof linked replacement beer store to adjacent Redruth Albany RFC club house and erection of courtyard/boundary walls to front and rear of development.

Interested applicants are advised to make their own enquiries with the Local Planning Authority, cornwall.gov.uk. Tel: 0300 1234 151.



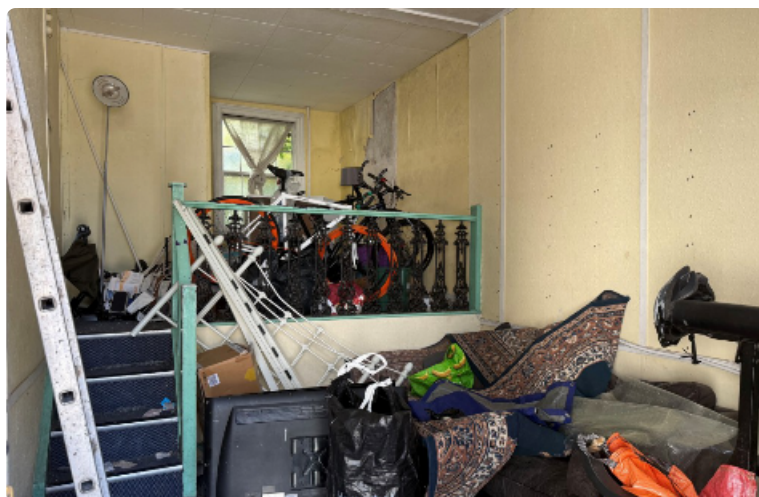
The map and satellite images are based on postcode information and are available for directions only. They may not necessarily show the exact lot being offered, but will be in close proximity. Please refer to the sale plan in the legal documentation for precise details of the lot to be sold.

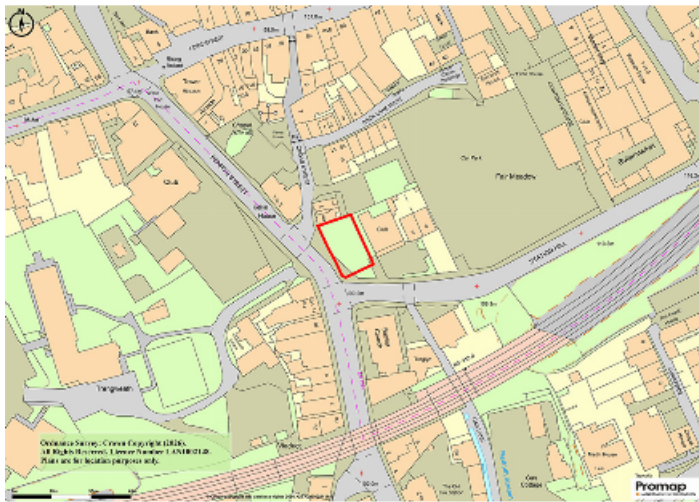
Katie Semmens/James Lofthouse
on [01392 366555](tel:01392366555)

Service Providers

[Click here](#) if you are looking for a solicitor, insurance company, finance company or a property related organisation or firm

Additional Pictures





Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)