



3 CHAPEL STREET, REDRUTH, TR15 2BY

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.

- **PROMINENT PRESTIGE LISTED BUILDING**
- **USE CLASS E WITH PLANNING GRANTED FOR RESIDENTIAL**
- **PARKING TO FRONT**
- **SET OVER TWO FLOORS**
- **SUBSTANTIAL PERIOD PROPERTY**
- **ENERGY PERFORMANCE ASSET RATING 'D' (79)**

£249,000

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:

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.

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).
3 Chapel Street Redruth TR15 2BY

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).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk

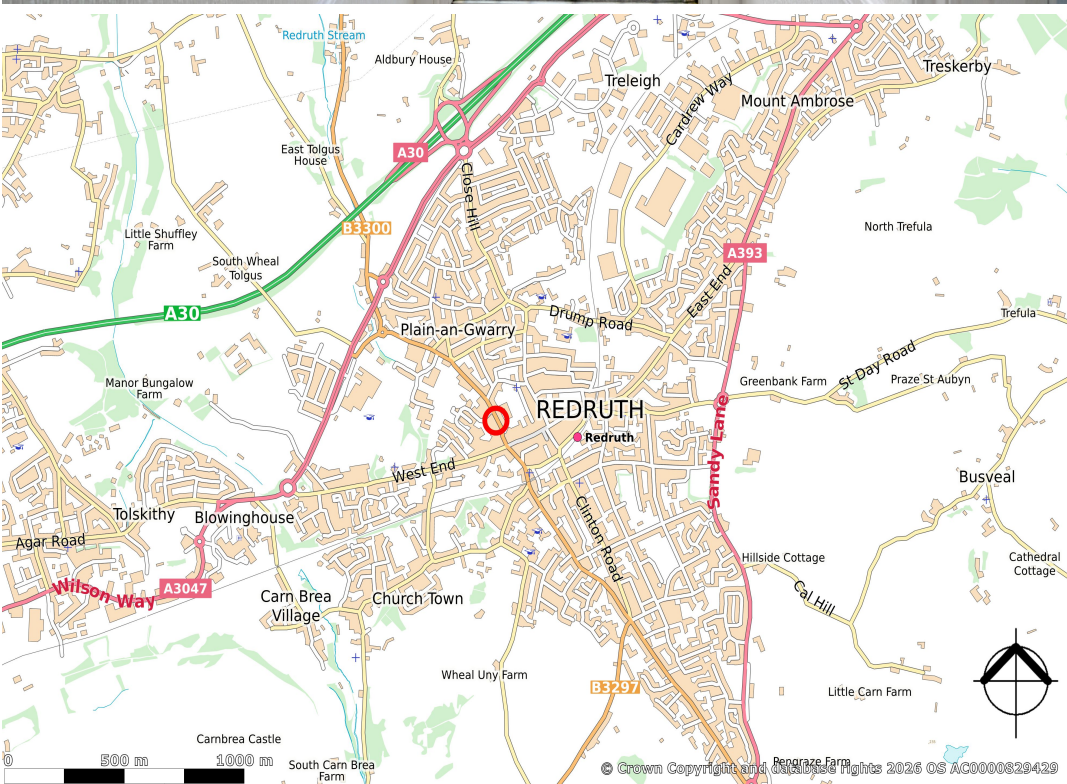
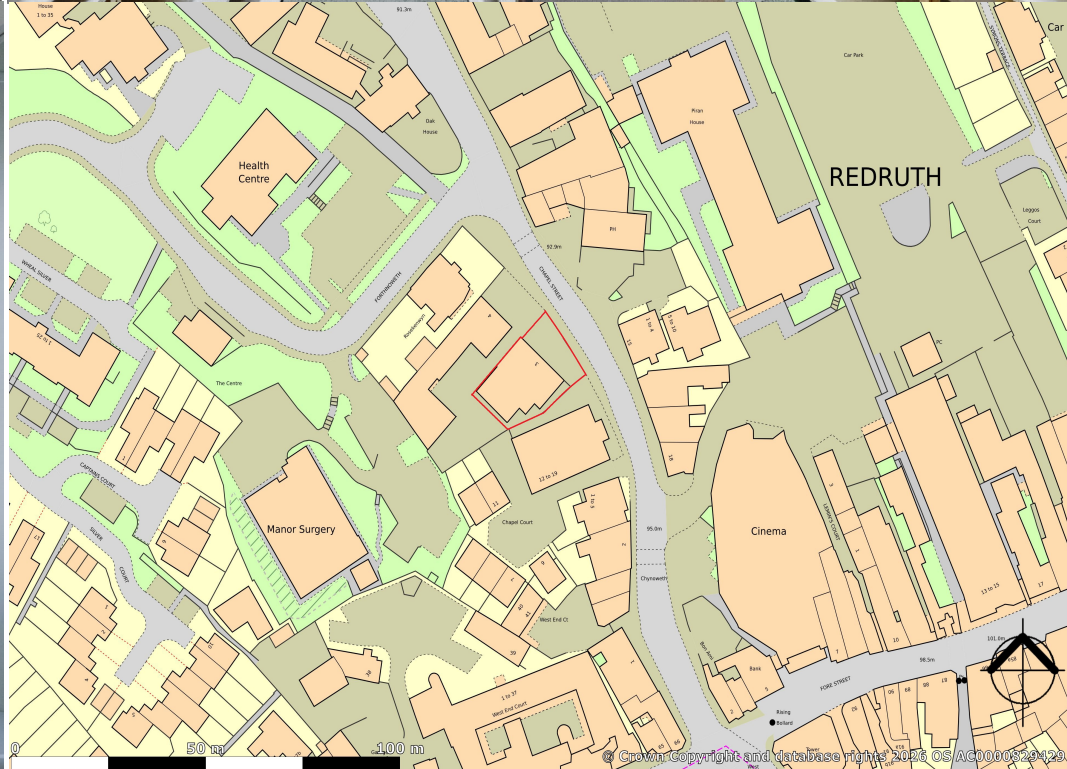
or out Joint Agents at Bill Bannister Estate Agents:

Trudy Sharp on 01209 210333

Email: trudy@billbannister.co.uk



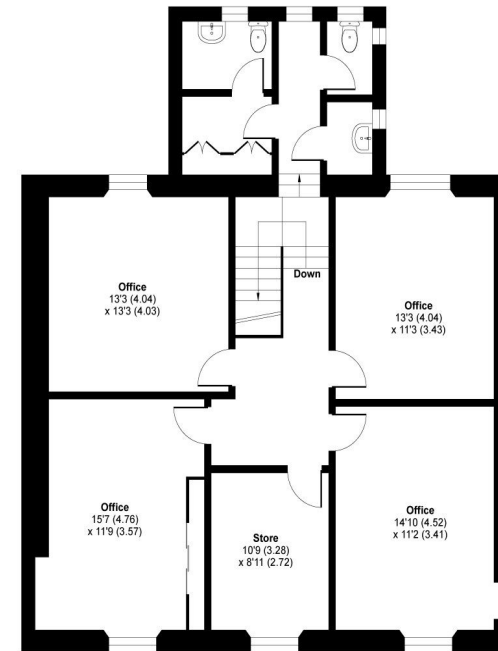




3 Chapel Street, Redruth, TR15 2BY

Approximate Area = 3489 sq ft / 324.1 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). © n\cheom 2026. Produced for Miller Commercial LLP. REF: 1431433

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



EG Radius Leaderboards