



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

**19 Lock-Up Garages, Trehane Road, Camborne
TR14 7NU**

For Sale— Guide Price £190,000

- Freehold garages in separate detached rows of 9 and 10 units
- Each garage approximately 134.5 sq. ft (12.4 sq. m)
- Potential to enhance income via maximising letting potential
- Located within established residential housing estate off Treswithian Road, main road in to Camborne off A30 Camborne (West)
- The Camborne, Pool, Illogan and Redruth (CPIR) urban area is Cornwall's largest conurbation; with over 60,000 residents.
- 1 mile from Camborne Train Station (London Paddington mainline), 15 miles from Truro, 30 miles from Newquay Airport

Viewing by prior appointment with:

Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Photos



Row of 10 Garages



Row of 10 Garages



Row of 10 Garages



Row of 9 Garages

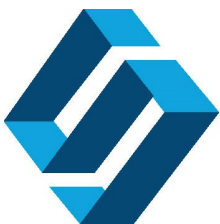
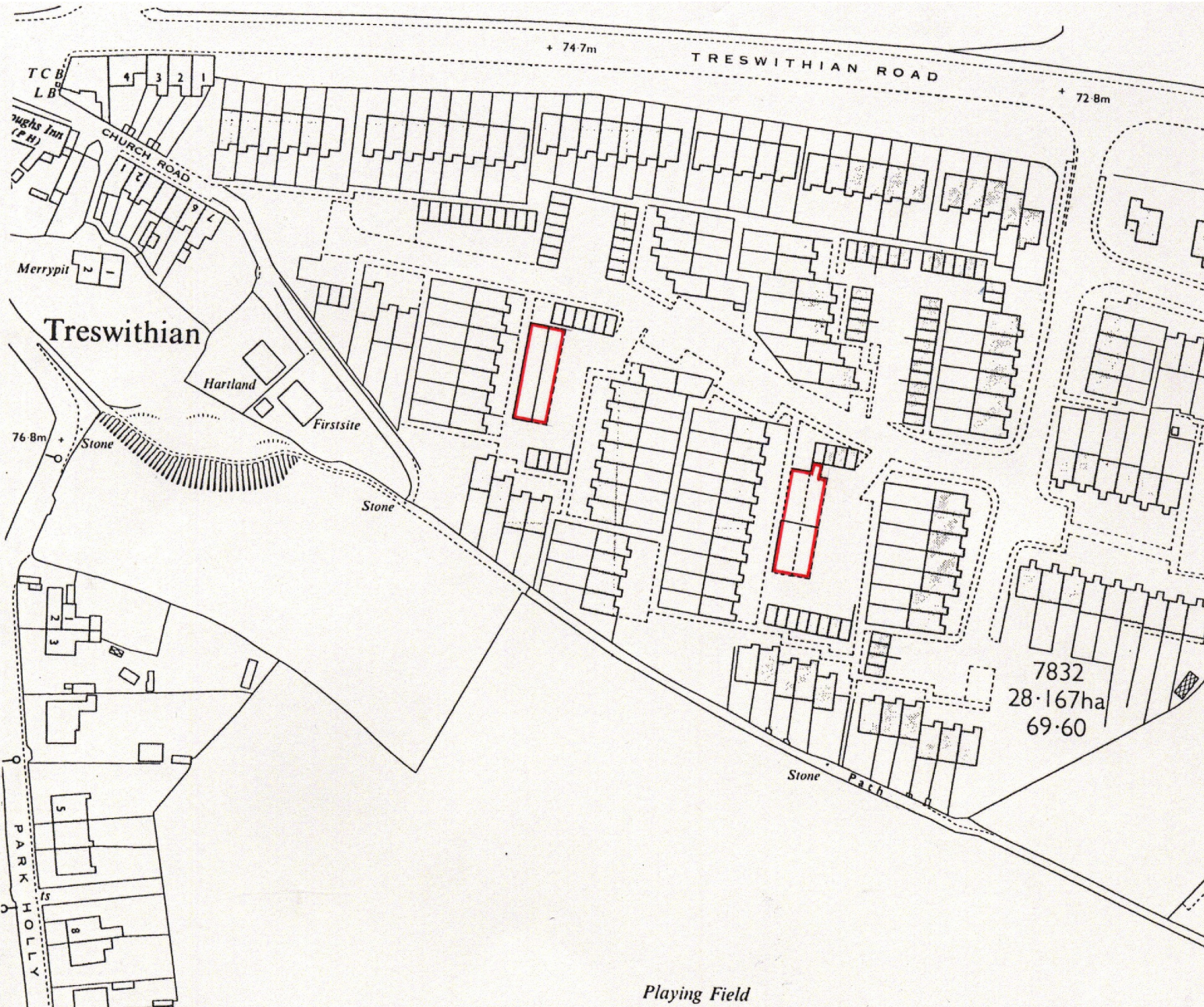


Cornwall Office:
Trenoweth, Troubridge Road,
Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

Site Plan



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Location

Located off Treswithian Road, the main road into the town of Camborne off the A30 dual carriageway. The Camborne, Pool, Illogan and Redruth (CPIR) urban area is Cornwall's largest conurbation; with over 60,000 residents.

1 mile from Camborne Train Station (London Paddington mainline), 15 miles from Truro, 30 miles from Newquay Airport.

Description

Two rows of garages in an established residential area comprising 19 units in total. Potential to produce income via letting. Landlord is unaware of current total income, the landlord is aware of 3 garages paying an annual rent, the rest are either vacant or occupied without an agreement.

Each garage approximately 134.5 sq. ft (12.4 sq. m)

8.5 ft (2.6m) width

15.7 ft (4.8m) depth

Tenure

Freehold - Guide Price £190,000

If multiple bids are received, the units will go to an Informal Tender method of sale.

Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which may benefit particular purchasers.

Prospective purchasers are advised to contact Cornwall Council

(0300 1234 151; www.cornwall.gov.uk;

planning@cornwall.gov.uk) in respect of any

specific planning enquires. Planning information can be sent by email only.

VAT

We recommend that the prospective purchaser establishes the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the prospective purchaser aborts the transaction for any reason then they will be responsible for the seller's legal costs.

Services

We understand there are no mains services connected to the garages. This has not been tested.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.



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