

COMMERCIAL PROPERTY CONSULTANTS

Ref. No: C4516

**WELL PRESENTED RETAIL/OFFICE INVESTMENT
PREMISES FOR SALE**

**GROUND FLOOR 13 COMMERCIAL STREET
CAMBORNE, TRI4 7JZ**



**Contact: Chris Waters or Jo Counter
17a River Street
Truro
TR1 2SQ**

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Email: all@charterwood.com**

Particulars contained herein are for guidance only, their accuracy is not guaranteed and they do not form part of any contract

LOCATION:

The property is situated on Commercial Street in the heart of the town centre and leading on to Trelowarren Street the main retail thoroughfare within Camborne. A public pay and display car park is located on Rosewarne Road which is a short distance from the premises. Short term parking is also available on Trelowarren Street.

DESCRIPTION:

The premises comprises of a well presented ground floor shop, presently occupied as offices, with excellent window frontage. The office has wood flooring, panel heaters and spotlights throughout. A further separate office is located with a glass partition and a further doorway leading to a kitchenette and toilet facilities at the rear. There is a rear access on to a shared alley.

ACCOMMODATION: (All dimensions and areas are approximate)

Total sales area 48.1m² (517ft²)
WC

SALE PRICE:

£57,500 plus VAT for the freehold interest subject to an occupational lease on the ground floor and long leasehold interest on the first floor residential at a peppercorn rent.

OCCUPATIONAL LEASE:

We understand the lease is an internal repairing and insuring lease for a term of 3 years from May 2020 at a rent of £5,640 plus VAT with a rolling break clause.

RATES:

Rateable Value £7,400.00 (2017 List)

SERVICES:

We understand the shop is connected to mains electricity, water and drainage. The services have not been tested by the agent.

VAT:

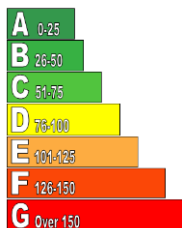
The property is registered for VAT.

LEGAL COSTS:

Each party to pay their own legal costs.

MONEY LAUNDERING REGULATIONS:

In line with The Money Laundering Regulations 2017, Charterwood are obligated to verify ID for all clients that are conducting property transactions through the Company.

ENERGY EFFICIENCY RATING:

THIS PROPERTY HAS A RATING OF 95

Certificate Reference Number: 2712-7524-9125-7127-4481

Report Reference Number: 0656-3085-8642-8597-5867

VIEWING:

By appointment with Charterwood on (01872) 261216. Contact Chris Waters or Jo Counter.

The Agents have not tested any apparatus, equipment, fixtures and fitting or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor and Surveyor. References to the tenure of the property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

CHARTERWOOD for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely upon them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. We have not tested the services nor fixtures and fittings. It will be the responsibility of potential purchasers to satisfy themselves as to their condition.
4. No person in the employment of Charterwood has any authority to make or give any representation or warranty in relation to this property.