

Miller Commercial

Chartered Surveyors and Business Property Specialists



23-27 TRELWARREN STREET, CAMBORNE, TR14 8AD

- RETAIL UNIT TO LET
- GROUND FLOOR RETAIL SPACE 4501 SQ FT (418 SQ M)
- ARRANGED OVER GROUND FIRST AND SECOND FLOOR
- CLOSE TO CAR PARK AND BUS STATION
- HIGH LEVELS OF FOOTFALL
- ENERGY PERFORMANCE ASSET RATING C (72)

£30,000 PER ANNUM EXCLUSIVE

LEASEHOLD



01872 247000 | www.miller-commercial.co.uk

LOCATION:

The premises are located in a prime position within Camborne's principal retailing street which include a good mix of national and independent retailers, including Superdrug, Rowes Bakery, WH Smith, Consol and Day Lewis Pharmacy . The Cornwall Council operated car park (94 spaces) is located a short walk away as is Camborne Bus Station.

PREMISES:

Prime retail unit located in the heart of Camborne town centre. The property is arranged over ground floor with loading access to the rear and frontage onto Trelowarren Street

SCHEDULE OF ACCOMMODATION:

Ground Floor Sales - 418.14 Sq M (4,501 Sq Ft)

Ground Floor Storage - 43.7 Sq M (470 Sq Ft)

First Floor Space - 399.6 Sq M (4301 sq.ft)

Second Floor Space - 188.9 Sq M (2033 Sq Ft)

WC's are located at first floor level.

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

VAT:

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

LEGAL COSTS:

Each party are to be responsible for their own legal costs incurred in the transaction.

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £61,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C(72).

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

Mike Nightingale on 01872 247008

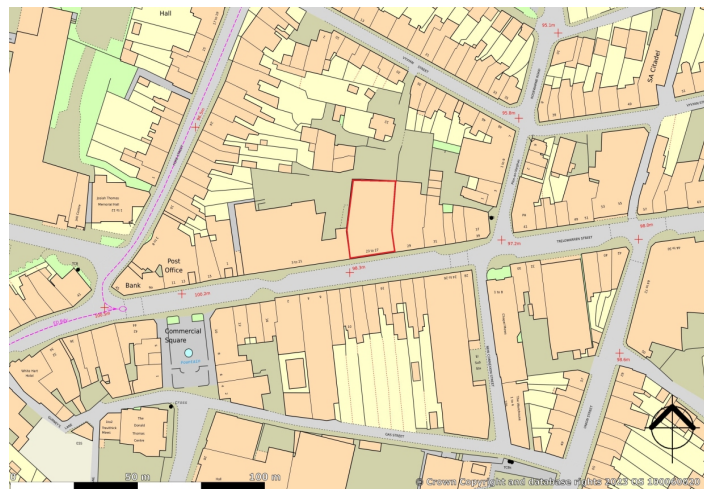
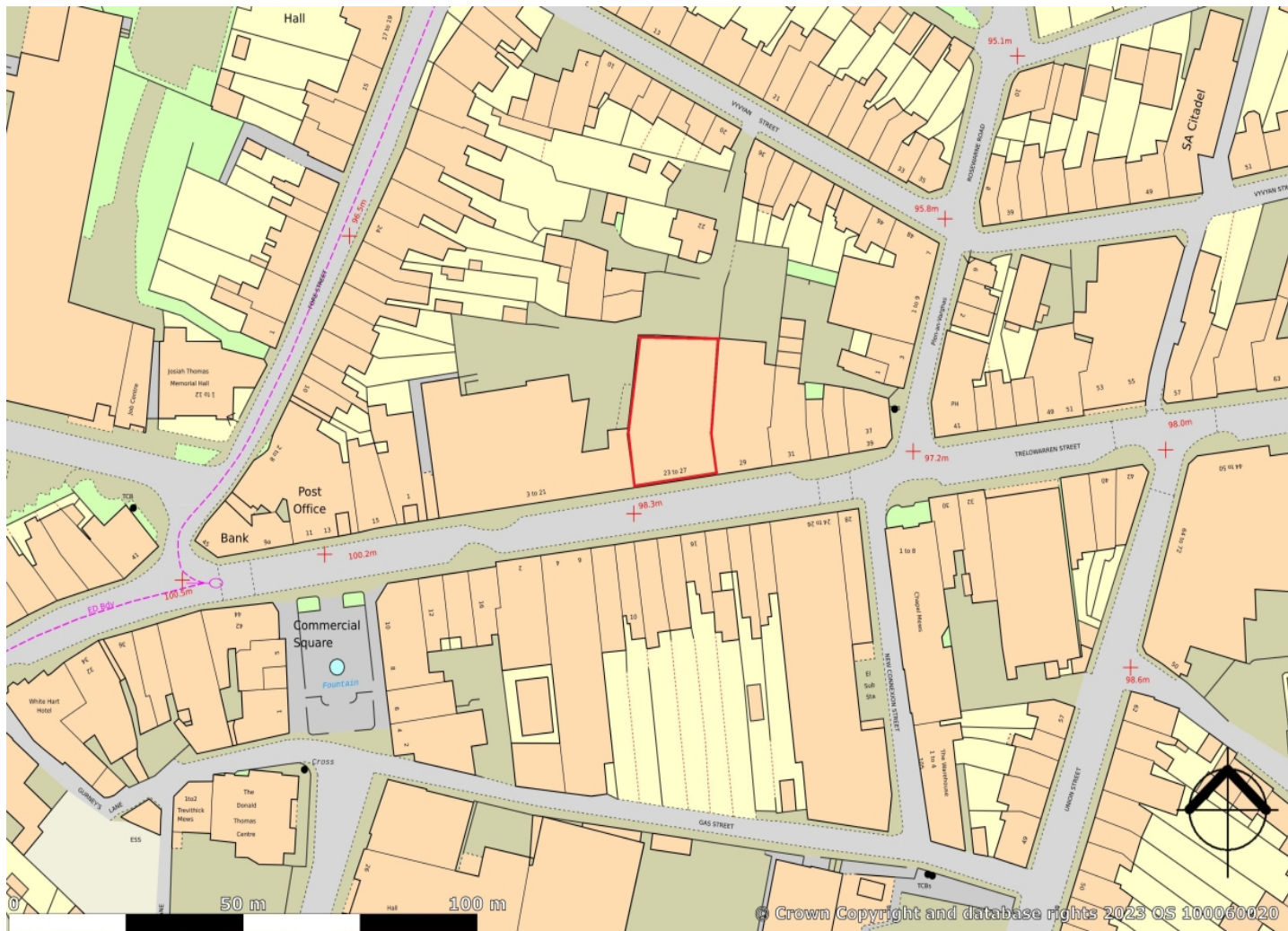
Email msn@millier-commercial.co.uk

or

Jonny Bright on 01872 247022

Email jb@millier-commercial.co.uk

Or via our joint agent AMT Commercial on 01527 821 111 FAO **Andrew Thompson**



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.

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