

£10,000 pax

**To Let** 

3 Basset Road, Camborne, TR14 8SE

777 Sq Ft (72.20 Sq M)

# Summary

- Situated on the main road into Camborne
- Close to town centre
- Free parking in front of the property
- Available from September
- Back storage
- Double shop front

## Location:

The property is situated in the centre of Camborne on Basset Road. The main shopping and other amenities of the town centre are a short level walk away, as is the mainline railway station.

Nearby properties are in a mix of residential and commercial uses. The Trevithick Surgery medical practice is also nearby on Basset Road.

## **Description:**

The shop comprises of a ground floor double-fronted retail premises. The property has a store to the rear as well as rear access.

The property also benefits from having free parking located to the front of the property as well as being located on the main road into Camborne. The premise are available from September 2023.

#### Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

	sq m	sq ft
Total	72.20	777

## Services:

We understand that mains electricity water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

To be confirmed.



## **Business rates:**

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current rateable value is £5,100 effective from 1st April 2023 billing authority reference 23274338003523.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

#### Terms:

The premises are available by way of a new lease from September 2023, direct from the landlord at a rent of £10,000 per annum, all other terms to be agreed.

## Legal fees:

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

## VAT:

All figures quoted are exclusive of VAT which is applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



# CONTACT THE AGENT

#### Morwenna Pound

Tel: 07917 916546

Email:

mpound@vickeryholman.com

## Alan Treloar

Tel: 07841 150 714

Email:

atreloar@vickeryholman.com

#### **O** Truro Office

Walsingham House, Newham Road, Truro, Cornwall, TR1 2DP



Vickery Holinan supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises couk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agence they are; give notice that 1.1 The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation to this property.









y Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to easingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for idance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given it responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the yment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

