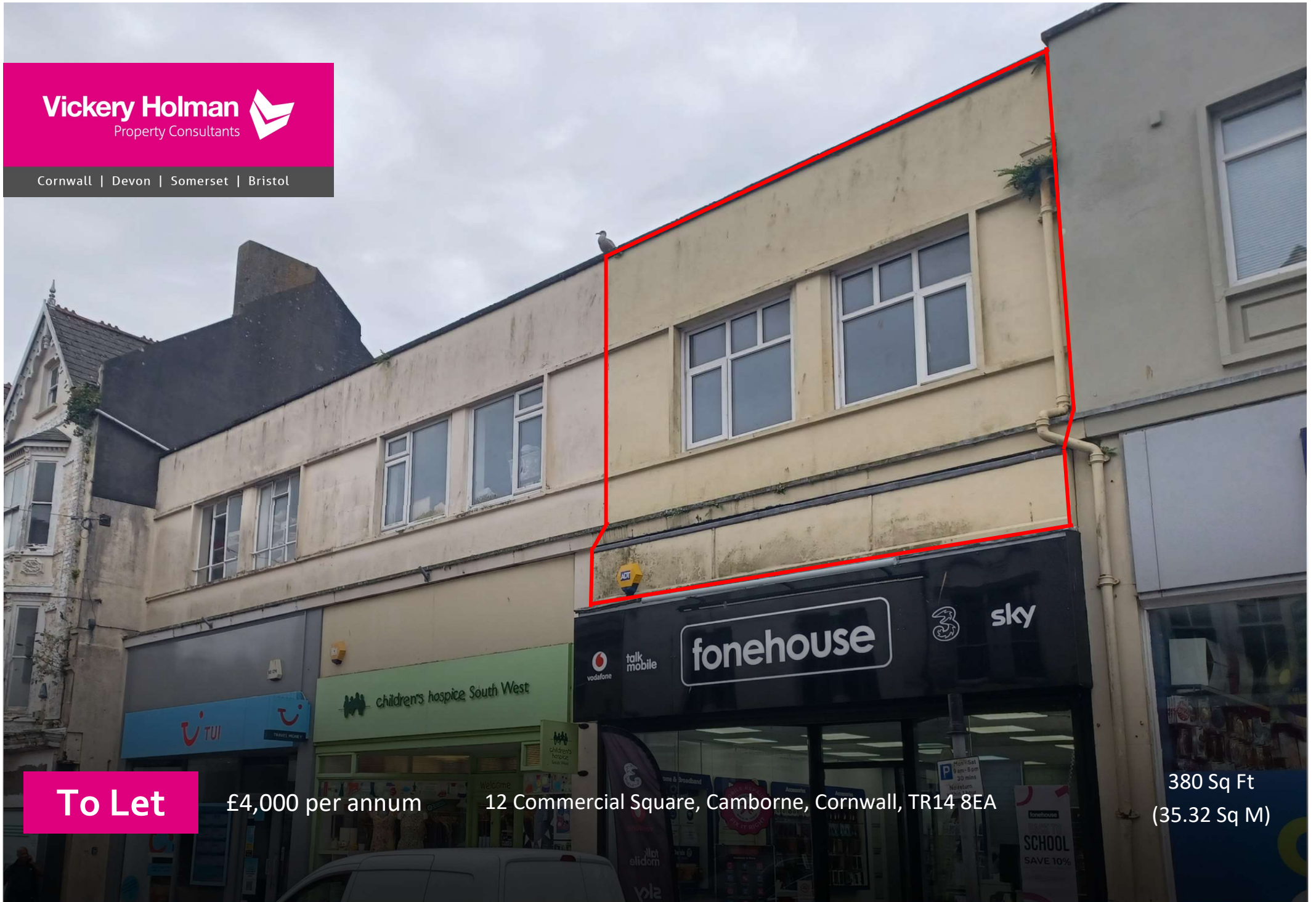


To Let

£4,000 per annum

12 Commercial Square, Camborne, Cornwall, TR14 8EA

380 Sq Ft
(35.32 Sq M)



Summary

- First-floor Office Space
- Prominent Town Centre location
- Available immediately
- Opportunity to modernise

Location:

The property is situated within Camborne town centre on Commercial Square. 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:

A first-floor office unit comprising two generous sized rooms accessed by a rear staircase. The premises is placed, first floor office within Commercial Square, Camborne.

Set in the heart of Camborne, with a prominent town centre location. Available for immediate occupation.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Total	35.32	380

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:

EPC Rating: D (100)

Business rates:

To be reassessed.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

A new internal repairing lease is available direct from the landlord with terms to be agreed. The rent is £4,000 per annum.

Legal fees:

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

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

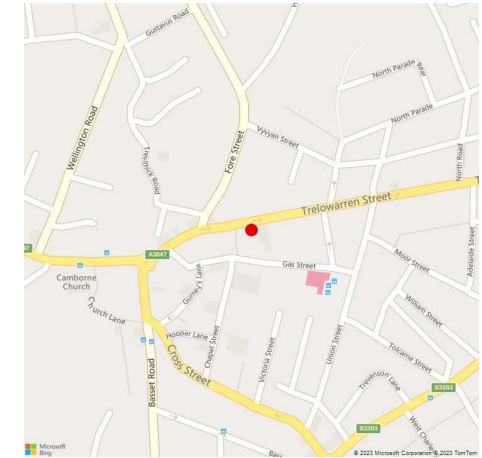
All figures quoted are exclusive of VAT if applicable.

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

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