

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

**£195,000**

45 Centenary Street, Camborne, Cornwall TR14 8HP

1,154 Sq Ft  
(107.2 Sq M)



# Summary

- Prominent location
- Freehold available
- Mixed property investment
- Close to Camborne town centre
- High level of passing traffic

## Location:

Camborne benefits from good transport links by the A30 aerial trunk road, which has points of access to both the east and west of the town. It also hosts railway connections on the main Penzance to Paddington line.

The Camborne/Pool/Redruth conurbation is the most populated part of Cornwall with a combined urban population of around 59,100 (NOMIS Census). It is also an area undergoing very significant regeneration.

## Description:

A well presented, end of terrace shop - previously run as an established hairdressers. Above the shop is a one bedroom flat which benefits from a separate entrance.

## Accommodation:

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

	sq m	sq ft
<b>Ground Floor</b>		
<b>Shop</b>	58	625
<b>First Floor Flat</b>	49.2	530
<b>Total</b>	<b>107.2</b>	<b>1,154</b>

## 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](http://www.voa.gov.uk)) we understand that the current Rateable Value for the commercial element to the building is £3,000 per annum for 2023/24, local council number 23274446064223.

The residential element is Council Tax band A, local reference 13271667460647.

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

## Terms:

The property is available either vacant or with the residential tenant in situ.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this 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

### Morwenna Pound

Tel: **07917 916546**

Email: [mpound@vickeryholman.com](mailto:mpound@vickeryholman.com)

### Alan Treloar

Tel: **07841 150 714**

Email: [atreloar@vickeryholman.com](mailto:atreloar@vickeryholman.com)

### Truro Office

Walsingham House, Newham Road,

Truro, Cornwall, TR1 2DP