Miller Commercial

Chartered Surveyors and Business Property Specialists









47 TRELOWARREN STREET, CAMBORNE, TR14 8AQ

- MID TERRACED 2-STOREY RETAIL PREMISES
- TOTAL FLOOR AREA 712 SQ FT (66.1 SQ M)
- CLOSE TO ICELAND, BETFRED, BERRYMANS BAKERY & ROY DOBLE JEWELLERS
- POTENTIAL TO CONVERT FIRST FLOOR TO FLAT
- RECENT REPLACEMENT ROOF
- ENERGY PERFORMANCE ASSET RATING - C (75) EXP. 08/33

£80,000

FREEHOLD









LOCATION:
The building is situated centrally within Trelowarren Street opposite Iceland Food Store and close to a number of national and independent retailers.

PREMISES:
A two storey building ready for a fit-out. The first floor could (subject to consents) be converted to a flat. The premises have a rear access off Vyvian Street.

SCHEDULE OF ACCOMMODATION:
Ground Floor - 352 sq.ft (32.7 sq.m)
First Floor - 360 sq.ft (33.5 sq.m)
Rear Yard with former external wc's.

LEGAL COSTS:
Each party to bear their own.

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

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 which shows that the current rateable value is £5,300. 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

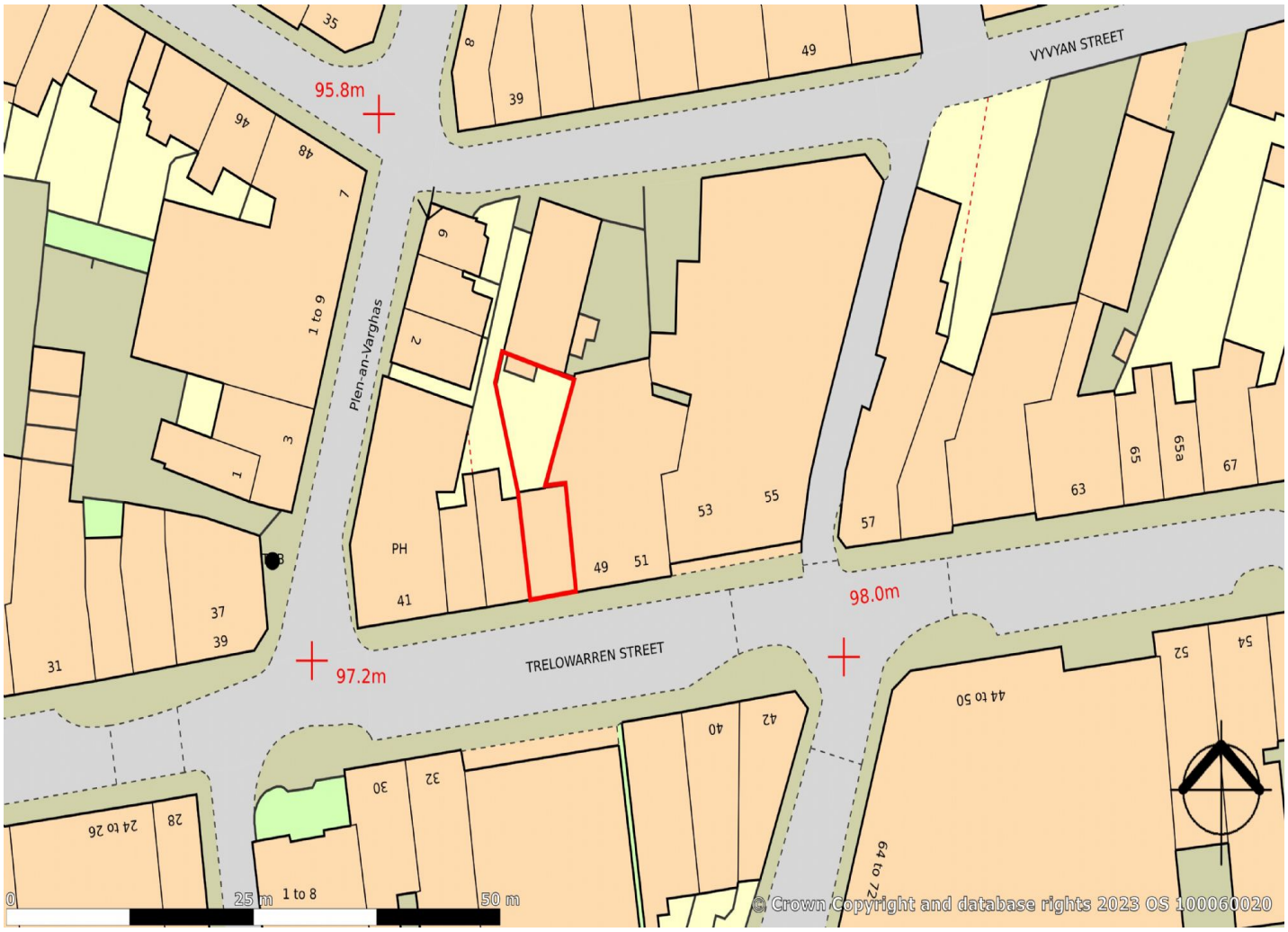
VIEWING:
Strictly by prior appointment through Miller Commercial.

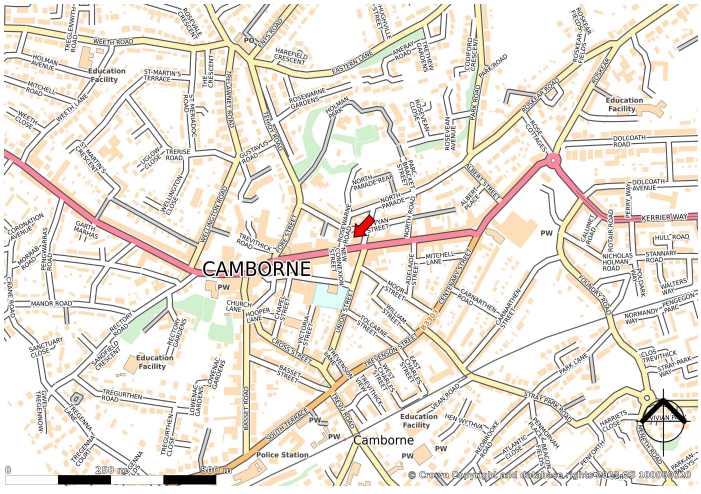
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is within Band C (75) and expires 08/33.

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

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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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