Miller Commercial

Chartered Surveyors and Business Property Specialists









1 TRELOWARREN STREET, CAMBORNE, TR14 8AD

- RETAIL UNIT TO LET
- PRIME TOWN CENTRE LOCATION
- HIGH LEVELS OF FOOTFALL
- 1015 SQ FT
- EPC C (60)
- AVAILABLE NOW

£12,000 PER ANNUM EXCL LEASEHOLD

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:
The property is a ground floor retail lock up shop with glazed shopfront. Internally there is a sales area, rear stockroom, WC and kitchenette.

SCHEDULE OF ACCOMMODATION:
Sales Area - 58.99 sq m (635 sq ft)
Ancillary - 35.30 sq m (380 sq ft)

LEASE TERMS:
The premises are available to let on a new full repairing and insuring lease. There is also a service charge for this property with details available on request.

VAT:
We understand this property is elected for VAT therefore VAT will be payable on the rent.

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 £17,000. From 1st April 2023 the new rateable value will be £15,500. 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
Transco: 0800 111 999

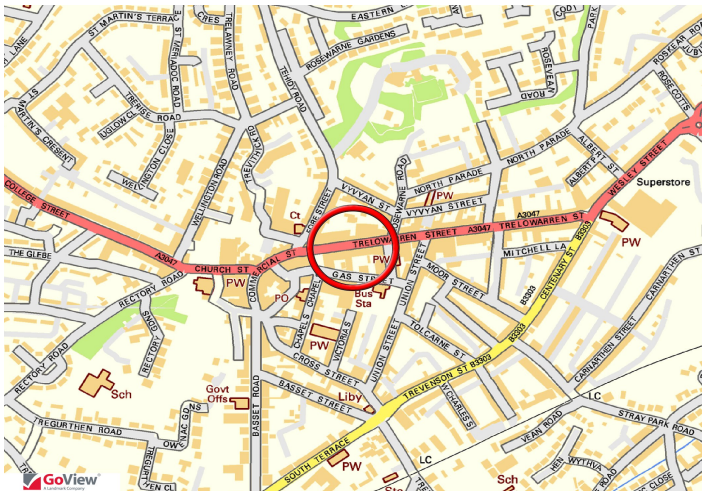
VIEWING:
Strictly by prior appointment through Miller Commercial.

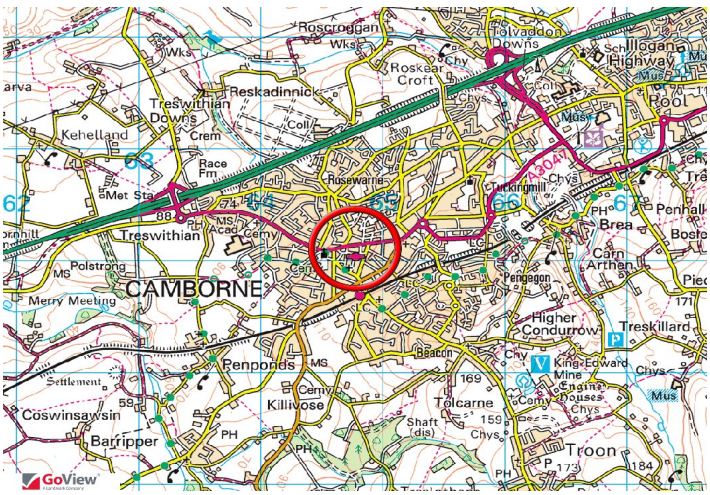
ENERGY PERFORMANCE CERTIFICATE:
The EPC for this building is C (60).

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

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk







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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