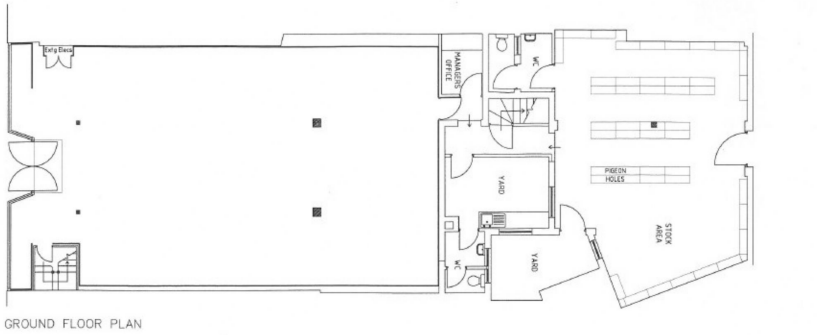


40 COMMERCIAL STREET, CAMBORNE, TR14 8JY

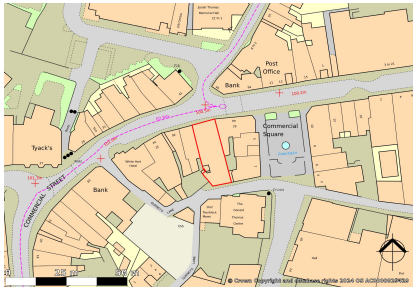
LEASEHOLD £19,750 PER ANNUM OR FREEHOLD £225,000

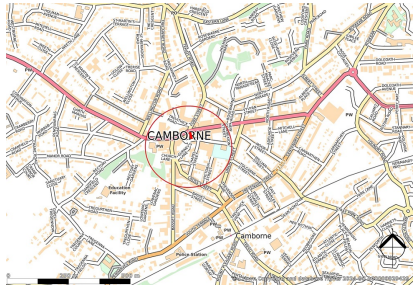
Miller Commercial

Chartered Surveyors and Business Property Specialists



GROUND FLOOR PLAN





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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:
The premises atr situated within Commercial Street which leads into Commercial Square and Trelowarren Street which together combine to form Camborne's principal retailing street. The premises are situated close to Aldi, Wetherspoon, Tyacks Hotel, WH Smith/ The Post Office, British Heart Foundation, Card Factory and WC Rowe.

DESCRIPTION:
A ground floor retail unit located with ancillary storage and staff facilities behind.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Retail Space	1,359	126.26
Office	37	3.40
Kitchen	102	9.50
Stockroom	541	50.30
Total	**2,039**	**189.46**

TENURE / LEASE TERMS:
Freehold. Asking Price £225,000 OR
Leasehold - the premises are offered by way of a new proportional full repairing and insuring lease - the terms of which are open to negotiation.

VAT:
All the above prices/rentals are quoted exclusive of VAT which is applicable in relation to his property.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

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 £18,250 (Effective April 2026). To find out how much business rates will be payable there is a business rates estimator service via the website.





ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (94) and expires in Jan 2032..

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk
or
Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk