



**MIXED INVESTMENT OPPORTUNITY, 22 TRELOWARREN STREET,
CAMBORNE, TR14 8AA**

£175,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The building is located in an excellent trading position adjoining Poundstretcher in the centre of Camborne close to Rosewarne Car Park and the bus interchange. Other nearby occupiers include Warrens, Philips Pasty Shop, Costa Coffee, Halifax, Carphone Warehouse, Barnardos, Santander and Specsavers.

DESCRIPTION:

A two storey building comprising a vacant ground floor retail unit together with an independently accessed (to the rear) first floor one bedroomed flat.

The first floor flat is occupied under an assured shorthold tenancy.

The building is situated on a large plot with rear access from Vyvian Street where there is a parking space and dilapidated garage. There may be potential (subject to consents) to erect a building at the rear.

SCHEDULE OF ACCOMMODATION:

Ground Floor Retail Unit 42.3 sq.m (455 sq.ft) Store Kitchen 8.0 sq.m (86 sq.ft) WC with Shower First Floor Kitchen Bathroom Bedroom Lounge

TENURE:

Freehold - The shop will have vacant possession. The flat has the benefit of an Assured Shorthold Tenancy at a passing rental of £450 per calendar month.

VAT:

All the above prices/rentals are quoted exclusive of VAT which is not applicable.

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 rateable value is £6,800 (effective 01/04/2026). Small businesses holding just one commercial property should be able to get 100% relief.

COUNCIL TAX:

The property is within Band A

ENERGY PERFORMANCE CERTIFICATE:

The shop has an Energy Performance Rating of E (122).

The flat has an Energy Performance Rating of F (25) - the Landlord has registered an exemption.

VIEWING AND CONTACT INFORMATION:

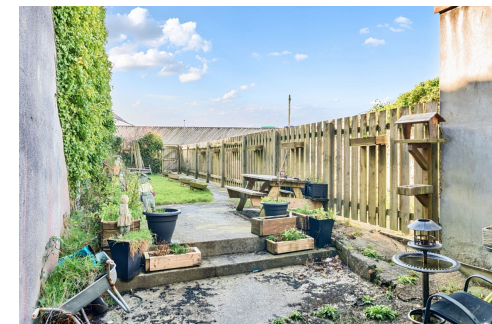
Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

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Email jb@miller-commercial.co.uk





22 & 22A Trelowarren Street, Camborne, TR14 8AA

Approximate Area = 535 sq ft / 49.7 sq m

Shop Floor = 550 sq ft / 51 sq m

Total = 1085 sq ft / 100.7 sq m

For identification only - Not to scale



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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