FREEHOLD OPPORTUNITY, 70 TRELOWARREN STREET, CAMBORNE, TR14 8AH

- FOR SALE
- TOWN CENTRE LOCATION
- AVAILABLE IMMEDIATELY
- 534 SQFT (49.59 SQM)
- EPC RATING C

OFFERS OVER £72,500
FREEHOLD

Miller Commercial
The business property specialists

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

LOCATION
Well located on the southern side of Trelowarren Street close to a number of independent retailers.

ACCOMMODATION
(All areas and dimensions are approximate)
Ground Floor
Front Retail Area 333 Sqft (30.93 Sqm)
Rear Retail Area/Storage/Office 201 Sqft (18.66 Sqm)
Total 534 Sqft (49.59 Sqm)

TENURE
The premises are offered freehold subject to the leases below:-
1. Ground Floor. This is available with full vacant possession.
2. First Floor. This is a flat which has been sold off under a 999 year lease from February 2003. The flat owner pays a ground rent of £220 per annum (adjusted every 5 years in accordance with the RPI) and is responsible for windows, doors and the roof. The tenant contributes 2/3rds of the cost of insuring the building.

PROPOSAL
Offers are sought in excess of £72,500. Alternatively the ground floor is available for £7500 per annum exclusive.

LEGAL COSTS
Each party to bear their own.

LOCAL AUTHORITY
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES
We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

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

ENERGY PERFORMANCE CERTIFICATE
The Ground Floor has an Energy Performance Rating for this property is within Band C (68). The flat has a rating of Band E (42).

VAT
All the above prices/rentals are quoted exclusive of VAT, where applicable.

CONTACT INFORMATION
For further information or an appointment to view please contact either:-
Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or
Thomas Hewitt on 01872 247025 or via email th@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.

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.

ESTATES GAZETTE AWARDED MILLER COMMERCIAL
Cornwall's Most Active Agent
8th Year Running