



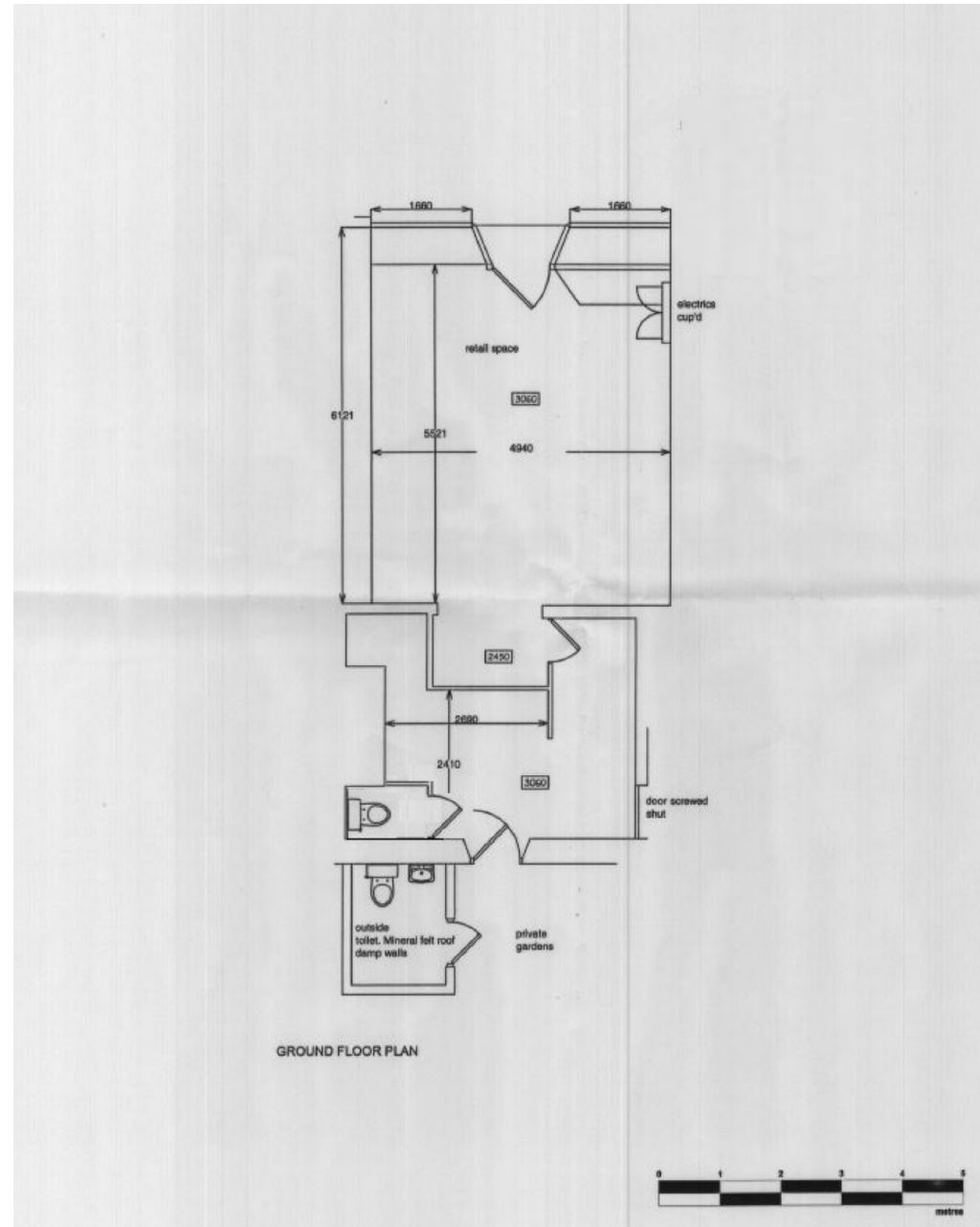
**Freehold Opportunity,
70 Trelowarren Street
Camborne TR14 8AH**

Miller Commercial 
Chartered Surveyors and Business Property Specialists

Offers over £65,000 Freehold

A mid terraced retail property being offered on a freehold basis with vacant possession of the the ground floor. The first floor flat has been "sold-off" under a 999 year lease and pays a ground rent. The premises are available with immediate effect.

- FOR SALE
- TOWN CENTRE LOCATION
- LOCK-UP RETAIL PREMISES
- 534 SQFT (49.59 SQM)
- EPC RATING C (68)



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 £65,000. Alternatively the ground floor is available for £8500 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 C (68).

VAT

VAT will not be payable upon the purchase price.

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

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