

Miller Commercial

Chartered Surveyors and Business Property Specialists



Ground Floor, 70 Trelowarren Street, Camborne TR14 8AH

- TO LET
- AVAILABLE NOW
- GROUND FLOOR LOCK UP RETAIL PREMISES
- 534 SQFT (49.59 SQM)
- TOWN CENTRE LOCATION
- EPC RATING C (68)

£8,500 Per Annum Excl Leasehold



01872 247000 | www.miller-commercial.co.uk

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 by way of a new proportional full repairing and insuring lease, the terms of which are open to negotiation.

Alternatively the freehold is available at an asking price of £65,000. Further details available from Miller Commercial.

LEGAL COSTS

The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

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 £5,900. For small business holders with just one premises this is likely to be below the minimum threshold where rates are payable.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

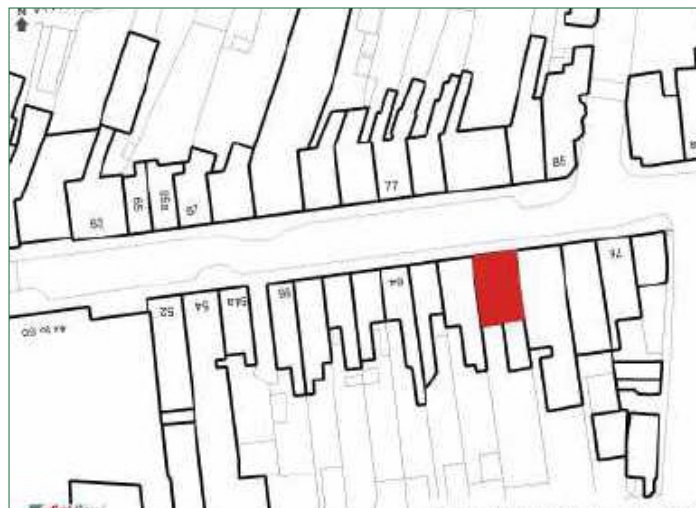
South West Water: 0800 169 1144

Transco: 0800 111 999

ENERGY PERFORMANCE CERTIFICATE

The Ground Floor has an Energy Performance Rating for this property is within Band C (68).

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.

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