

Miller Commercial

Chartered Surveyors and Business Property Specialists



89 Trelowarren Street, Camborne TR14 8AW

- TO LET
- 1 MONTH RENT FREE
- GROUND FLOOR RETAIL PREMISES
- 524 SQFT (48.7 SQM)
- AVAILABLE IMMEDIATELY
- EPC RATING D78

£6,000 Per Annum Excl Leasehold

LOCATION

Well located on the northern side of Trelowarren Street close to a number of independent retailers. Potential for conversion to a residential dwelling subject to planning and the necessary consents.

ACCOMMODATION

(All areas and dimensions are approximate)

Ground Floor arranged to provide a retail area with 2 treatment rooms, a store cupboard and separate W.C.

524 sq ft

48.7 sq m

Single parking space

LEASE TERMS

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

1 Month rent free on qualifying tenancies.

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

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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 £5,500 . The Government has provided business rates relief for retail, hospitality and leisure businesses in the 2021-2022 tax year. There is 100% relief until the end of June. From 1st July there will be a period until the end of 2021 where qualifying businesses will receive a 66.6% discount. For further details please visit <https://www.gov.uk/guidance/check-if-your-retail-hospitality-or-leisure-business-is-eligible-for-business-rates-relief-due-to-coronavirus-covid-19>

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 Energy Performance Rating for this property is within Band D (78).

VAT

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



We have been advised that this property is not currently elected for VAT.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk

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