

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## 28 Cross Street, Camborne TR14 8EX

- PART EQUIPPED UNISEX HAIR SALON AND BEAUTICIANS
- PROMINENT TRADING POSITION
- GROUND AND FIRST FLOOR

- THRIVING CORNISH TOWN
- IMMEDIATELY AVAILABLE
- EPC D100

**£8,500 Per Annum Excl Leasehold**



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

## LOCATION

The premises are situated on Cross Street, just moments from the Heart of traditional and historic Camborne, home to a number of National Retailers and Independent Businesses as well as a large college campus and South Crofty mine. Camborne has seen huge investment in recent years in the housing sector and road infrastructure with the population now circa 23,000. Cross Street is ideally positioned with short stay on street parking and is just minutes from the Town's Bus Station.

## DESCRIPTION

Ground Floor;- Large windows looking onto Cross Street, Laminate Flooring, Reception Desk, Display Shelving, Stairs to First Floor with Good Sized secure storage beneath. 4 Cutting Stations, 2 Hair Wash Stations.

Behind the Reception Desk is a Small Office area with shelving.

First Floor;- 2 treatment rooms as well as a Kitchen area / Staff Room and a Male/Female WC.

## TENURE

The premises are being offered with the benefit of a new 5 year FRI lease at a commencing rental of £8,500 per annum, payable monthly in advance, with all other terms to be agreed.

## LEGAL COSTS

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

## 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 £7,900. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

## LOCAL AUTHORITY

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## SERVICES

Prospective occupiers 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

## VALUE ADDED TAX

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D (100).



## CONTACT INFORMATION

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

Thomas Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk) or

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

## VIEWING

Strictly by prior appointment through Miller Commercial.

**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.



# Miller Commercial

