

TO LET



LARGE RETAIL STORE

23 - 27 TRELOWARREN STREET, CAMBORNE, CORNWALL, TR14 8AD
PREVIOUSLY OCCUPIED BY M & Co



LOCATION

The property is well located in the main high street in Camborne.

The property is adjacent to **Holland & Barrett**. Major occupiers include **Poundstretcher, Peacocks, WH Smith, Superdrug, Costa, Specsavers, TUI, The Works, Santander, Halifax, Iceland, Warrens Bakery** and are all represented nearby within the town.

ACCOMMODATION

The approximate area is as follows and are taken from the Valuation Office website:

GROUND FLOOR

Internal Width (front)	56'5"	17.2 m
Shop Depth	88'3"	26.9 m
Ground Floor Area	4,995 sq ft	464 sq m
First Floor Area	4,300 sq ft	400 sq m
Second Floor Area	2,033 sq ft	189 sq m
TOTAL FLOOR area	11,328 sq ft	1052 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

RENTAL

£30,000 pa (exclusive of rates)

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£61,000**

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 72 (Band C). A copy of the certificate is available upon request.

BUILDING INSURANCE

We are advised the annual building insurance is approximately £2 500 p.a.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand VAT is not payable on the rental however interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/JvSAYMmrERc>

Internal Video Ground Floor - <https://youtu.be/Xr25ukm3EYE>

Internal Video First Floor - <https://youtu.be/qoD8Kw2gJIY>

Internal Video Second Floor - <https://youtu.be/3J259BVQK5w>

VIEWINGS

Strictly by prior appointment with:-

AMT Commercial, tel: **01527 821 111**

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