

FOR SALE OR TO LET



LARGE RETAIL STORE

23 - 27 TRELOWARREN STREET, CAMBORNE, CORNWALL, TR14 8AD



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.

PLANNING

Consent was granted to convert the upper parts to 8 residential flats – Application Number PA23/08441

ACCOMMODATION

The approximate floor areas below 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

Ground Floor Only - £ 25,000 pa (exclusive of rates)

Ground, First and Second Floors- £35,000 pa (exclusive of rates)

FREEHOLD

Offers in excess of **£500,000** are invited.

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/price 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/qoD8Kw2gJlY>

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

VIEWINGS

Strictly by prior appointment with:-

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

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