

# TO LET



## LARGE RETAIL STORE

23 - 27 TRELOWARREN STREET, CAMBORNE, CORNWALL, TR14 8AD  
CURRENTLY 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
<b>TOTAL FLOOR area</b>	<b>11,328 sq ft</b>	<b>1052 sq m</b>

### 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

£60,000 pa (exclusive of rates)

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£67,000**

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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