

**SBC**  
**PROPERTY**

**01872 277397**

**LOCK-UP RETAIL PREMISES**  
**MAIN ROAD LOCATION**  
**IDEAL FOR A VARIETY OF OCCUPIERS**  
**GF SALES 26.17 SQ M (282 SQ FT)**  
**NEW LEASE AVAILABLE**

**NEW LEASE—£7,500 PAX**



**UNIT 1, MAYNES GARAGE**  
**BARNCOOSE TERRACE, ILLOGAN HIGHWAY**  
**REDRUTH TR15 3EY**

**RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT**

## **LOCATION**

The premises are situated in Illogan Highway, which lies to the west of Redruth and connects both Redruth and Camborne. The Camborne, Pool, Redruth area make up the largest conurbation within Cornwall with in excess of 50,000 persons with access on to the A30 located approximately one mile to the north.

The property occupies a prominent roadside location on the Maynes Garage Petrol Station with Costcutter convenience store and Maynes Garage repair centre. Unit 1 occupies a position on the western aspect of the building adjacent to the Costcutter and on site car parking area.

## **DESCRIPTION**

The property offers a self-contained ground floor lock-up retail unit with open-plan retail sales and a toilet located to the rear. The property has recently been refurbished with tile floor with suspended ceiling and is ideal for a variety of uses subject to landlords consent and not directly competing with Costcutter.

## **ACCOMMODATION**

From our inspection we have calculated the following approximate floor areas (all measurements and dimensions are approximate):

Net Internal Width 5.43m      Sales Depth 4.82m

Sales Area            26.17 sq m    (282 sq ft)

## **PLANNING**

We are advised that the premises benefit from the existing A1 Retail Use. Other uses may be considered and we would advise all interested parties to make their own enquiries with Cornwall Council Planning Department.

**BUSINESS RATES**            Business Rates to be assessed.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPR Rating of D under Certificate Number 0970-1988-0358-5791-0040.

## **LEASE TERMS**

The premises are offered by way of a new 3-5 year lease, although longer durations may be considered, subject to landlords consent. The premises are available at a rental of £7,500 per annum exclusive.

## **VIEWING/FURTHER INFORMATION**

Strictly by appointment with Carl Jenkin:

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Daniell House, Falmouth Road  
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Cornwall TR1 2HX

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