



20 Fore Street

Camelford, Cornwall, PL32 9PG



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£500 per calendar month

Retail / Office unit to rent

Prime town centre location

Walking distance to free car park

Large dual aspect display windows

Pedestrian access to Cherry Gardens at the side

On A39 to Bude (North) or Wadebridge (South)

EPC - C



Location

The premises are in the main thoroughfare of the bustling town of Camelford on the A39 “Atlantic Highway” and within easy walking distance of the free car park, a variety of individually owned shops, cafés and two popular Public Houses. The renowned larger town of Wadebridge on the Camel Estuary is just under 11 miles south with the coastal resort of Bude being approximately 17 miles north.

Description

The premises offer a spacious sales area, ideal for either office or retail use, providing 38.88m² (419ft²) of shop area. There are two large dual aspect display windows at the front with two further windows at the side secured by metal grills. At the rear of the property are toilet facilities which include a W.C, wash hand basin and shower. A stepped pedestrian access leading to Cherry Gardens runs alongside the property.

ACCOMMODATION (NIA)

Open plan Sales Area with cloakroom (to rear)

LEASE TERMS

An initial 3 year lease is envisaged. Rent to be paid quarterly in advance and a deposit of 3 months' rent will be required

Lease terms are negotiable for the right tenant and subject to agreement with the landlord.

There will be a Break Clause after the first year.

LEGAL COSTS

Tenant to cover all legal cost in the transaction up to £1,000 +vat.

LEGAL COSTS

The prospective tenant will be required to cover the cost of the landlord's legal fees for the creation of the lease documentation, whether the lease proceeds or not.

The in-going Tenant may be expected to pay for a credit check in order for a satisfactory rating/reference to be provided, whether or not the lease proceeds.

DIRECTIONS

Coming from Davidstow, turn left onto the A39 "Atlantic Highway" signposted Camelford/Wadebridge. Continue for approximately just over 4 miles to Camelford. Drive down the hill into the town passing the free car park on the right, over the bridge and up the hill, through the traffic lights where the property will be found on the right hand side just past The Dartington Inn.

Services

The premises are connected to mains electricity, water and drainage.



EE Rating - c



Rateable Value - £4,200 (as advised by the Valuation Office Website, dated 1st April 2010)



Directions - What3Words - tulip.pricing.stun



Virtual Tour - Available upon request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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