

# Retail Unit - TO LET

46 Trelowarren Street, Camborne TR14 8AF



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## Accommodation

The approximate floor areas are as follows:

Description	Area (Sq Ft)	Area (Sq M)
Ground Floor	220	20.49
First Floor	767	71.19
Total	987	91.68



## Key Features

- Glazed frontage onto Trelowarren Street
- First floor W/C accommodation
- Ancillary storage space at first floor level
- Mix of national and independent occupiers nearby

## Description

The property comprises a ground floor retail sales area set behind a glazed frontage onto Trelowarren Street, providing visibility to passing pedestrians and vehicles.

Stairs lead to the first floor, which provides W/C facilities together with ancillary storage space.



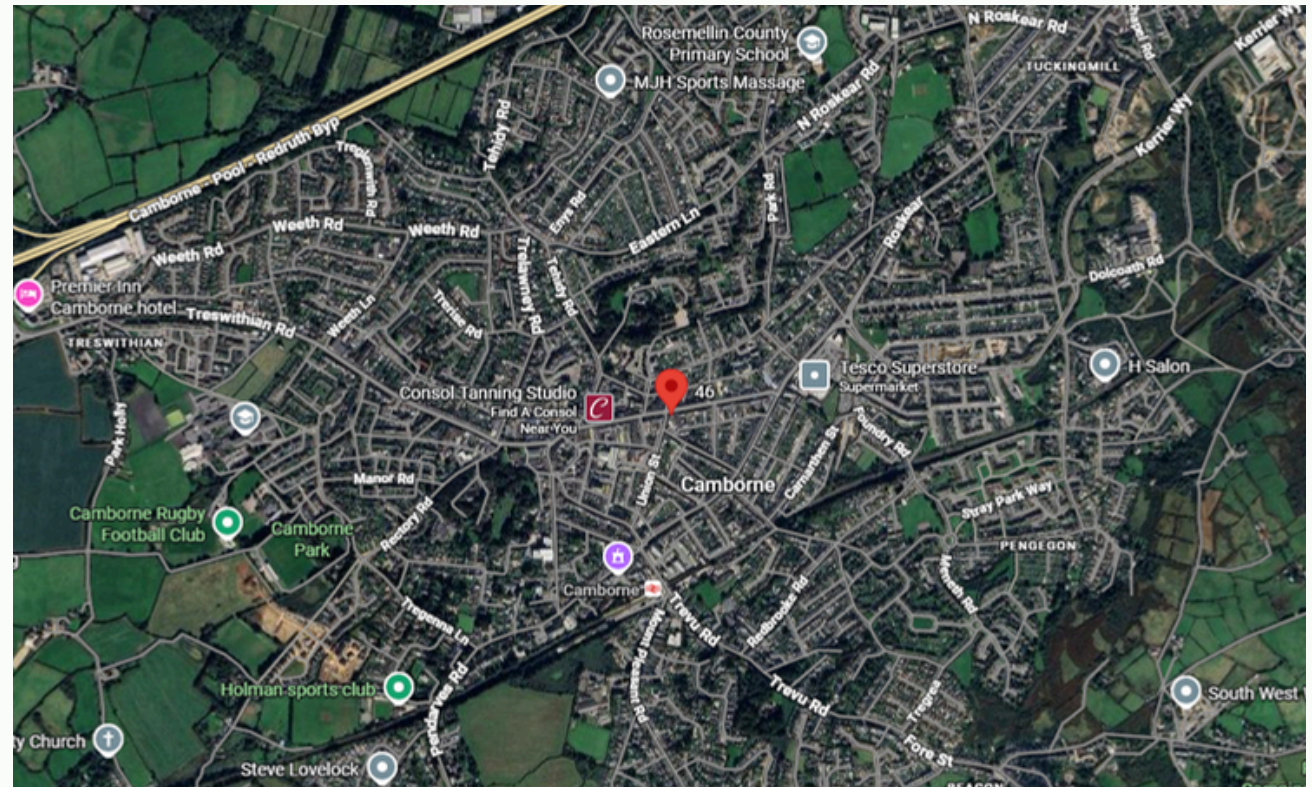
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### Location

The retail unit is situated along Treloarwarren Street in Camborne, a well-established Cornish town. The area is accessed via the A30, providing routes east towards Exeter and west towards Penzance. Camborne lies on the main railway line with direct services to London Paddington.

The property forms part of the principal retail parade, where surrounding occupiers are predominantly independent traders, alongside a number of national operators including Iceland, Costa Coffee and Halifax.



<b>Rateable Value</b>	£3,450 (April 2026) (LINK)
<b>EPC</b>	C (74) (LINK)
<b>VAT</b>	Payable on all outgoings at the prevailing rate.
<b>Costs</b>	Each party will be responsible for their own costs.



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## Proposal

New lease available directly from the landlord on terms to be agreed, subject to vacant possession. Rent **£8,000 per annum (£667 per month)** exclusive.



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**SUBJECT TO CONTRACT**

## Anti Money Laundering Regulations

In order to comply with anti-money laundering legislation, where applicable and following agreement of terms the tenant/purchaser will be required to provide certain identification documents.

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