

# PRIME COMMERCIAL UNIT TO LET / FOR SALE

## Camborne

2 Trelowarren Street, Camborne, TR14 8AA



### Location

Camborne is located in South West Cornwall, 3 miles west of Redruth and 10 miles North-West of Falmouth. The town has a resident population of 21,500 person (2015).

The property is centrally located on Trelowarren Street, the main retail pitch within Camborne. Nearby occupiers include **M&Co, Warrens, Specsavers, Superdrug, The Works** and **WH Smiths**.

### Accommodation

The premises are arranged over the ground, first, second and third floors and provide the following approximate net internal floor areas:

Ground Floor Sales	1,956	sq ft	181.7	sq m
Ground Floor Ancillary	1,182	sq ft	109.8	sq m
First Floor Ancillary	1,475	sq ft	137	sq m
Second Floor Ancillary	770	sq ft	71.5	sq m
Third Floor Ancillary	439	sq ft	40.7	sq m
<b>Total</b>	<b>5,822</b>	<b>sq ft</b>	<b>540.7</b>	<b>sq m</b>

### Rent

Offers invited in the region of **£30,000 per annum** for a new lease.

Price on application for the sale of the freehold interest.

### SAVILLS LONDON

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## Rates

Rateable Value 2017	£37,250
UBR 2020/21	49.9 p/£
Rates Payable	£18,588

Rates relief may be applicable on this property. Interested parties are advised to make their own enquiries with the Local Authority.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPIC

Available on request.

## Tenure

The premises are available subject to vacant possession on a new effective full repairing and insuring lease for a term to be agreed.

Consideration may be given to offers for the Freehold interest with Vacant Possession. The upper floors may suit residential conversion (STP)

## Planning

The proposed planning change to a new Commercial Use Class E (effective from 1st September 2020), will enable the remises to be used for alternative uses without planning consent.

## Further Information and Viewing

Upon request. Viewing strictly by appointed agent Savills.

## CONTACT

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