



5/5A CROSS STREET, CAMBORNE, TR14 8ER

£62,500 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists

SUMMARY:

- COMMERCIAL INVESTMENT OPPORTUNITY
- GROUND FLOOR LOCK UP RETAIL WITH FLAT ABOVE (SOLD OFF)
- INCOME - £6.880 PER ANNUM
- LOCATED IN SPECIALIST RETAILING AREA
- NO VAT PAYABLE
- ENERGY PERFORMANCE CERTIFICATE - BAND E (108)

LOCATION:

The premises are located within Cross Street in a prominent position opposite the junction with Union Street. Union Street links with Trelowarren Street and is home to Camborne Bus Station. The railway station is situated within a 5 minute walk of the premises. Cross Street is home to a number of independent retailers and service businesses.

PREMISES:

A ground floor lock-up retail unit with separately owned first floor flat above.

SCHEDULE OF ACCOMMODATION:

Retail Area - 411sq.ft (38.2sq.m)- currently divided into retail space, photo studio and storage
 Kitchen - 25sq.ft (2.3sq.m)
 Flat - not inspected

**LEASE TERMS:**

Ground Floor - This is let on a 9 year lease expiring in May 2028. The tenant is on internal repairing terms and contributes 45% of the cost of insuring the building.

First Floor Flat - this is let under a 99 year lease from 2005 on a ground rent of £380.72. The flat owner is responsible for the windows, doors, roof and roof space and contributes 55% of the cost of maintaining the exterior and insuring the building. premises are available to let on a new full repairing and insuring lease.

VAT:

VAT is not payable upon this property.

LOCAL AUTHORITY:

Cornwall Council
 General Enquiries 0300-1234-100
 Planning 0300-1234-151
www.cornwall.gov.uk

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
 National Grid: 0800 096 3080
 South West Water: 0800 169 1144
 Wales and West Utilities: 0800 912 2999

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is within Band E (108).

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

Mike Nightingale on 01872 247008
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