

Miller Commercial

Chartered Surveyors and Business Property Specialists



89 TRELOWARREN STREET, CAMBORNE, TR14 8AW

- FREEHOLD INVESTMENT FOR SALE
- NOT ELECTED FOR VAT
- TOWN CENTRE LOCATION
- LOCK-UP RETAIL PREMISES
- EPC D78
- 524 SQ.FT (46.7 SQ.M)

£69,950



01872 247000 | www.miller-commercial.co.uk

LOCATION:

Well located on the northern side of Trelowarren Street close to a number of independent retailers.

SCHEDULE OF ACCOMMODATION:

(All areas and dimensions are approximate)

Ground Floor arranged to provide a retail area with treatment rooms, a store cupboard and separate W.C. Single parking space to the rear.

Total 524 sq ft (48.7 sq m)

TENURE:

The property is to be sold subject to the following leases:

Ground Floor. The property is let to a local covenant on a 5 year proportional full repairing and insuring lease which commenced during November 2021, with a passing rent of £6,000 per annum. There is a tenant only break option on the third anniversary of the term. There is an upwards only rent review on the third anniversary of the term.

First floor: The flat known as '89a' (including 1 parking space) has been sold via a 999 year lease which commenced during January 1989. There is a ground rent of £25 per annum. The property has a maintenance and insurance obligation.

LEGAL COSTS:

Each party to bear their own costs.

VAT:

We have been advised the property has not been elected for VAT.

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £5,500 as per the 2017 assessment. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

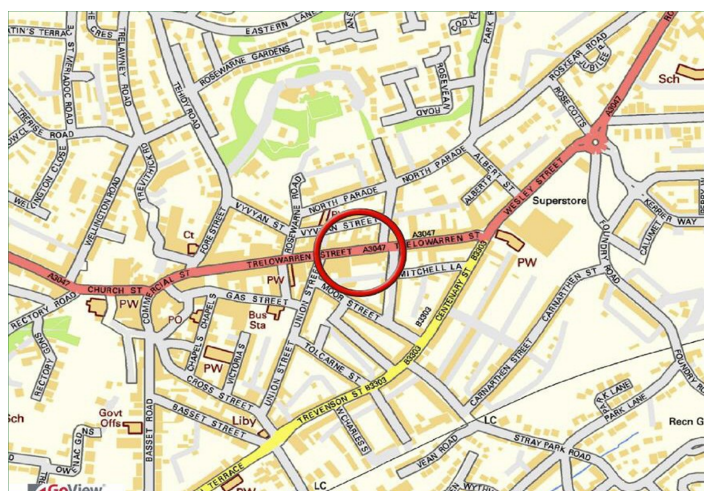
Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is within Band D(78)

**CONTACT INFORMATION:**

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

Thomas Hewitt on 01872 247025

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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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