

Miller Commercial

Chartered Surveyors and Business Property Specialists



SHOP 2, 14 MARKET PLACE, CAMELFORD, PL32 9PB

- ❖ FOR SALE BY AUCTION
- ❖ LONG LEASEHOLD 'LOCK UP SHOP'
- ❖ DOUBLE FRONTED
- ❖ 268 SQ FT (24.0 SQ M)
- ❖ EPC - TBC (ORDERED)
- ❖ TOWN CENTRE LOCATION

Guide price £30,000 Plus fees

AUCTION DATE: 4th MAY 2023 (unless sold prior)

ONLINE: www.cliveemson.co.uk/

JOINT AUCTIONEER: CLIVE EMSON Land and Property Auctioneers

West Country House, 5 Kew Court, Pynes Hill, Exeter EX2 5AZ

Telephone 01392 366 555

Email: auctions@cliveemson.co.uk

For a copy of the full auction catalogue and the legal pack for the property please contact Clive Emson (reference Katie Semmens).

*Please familiarise yourself with the legal pack as buyer costs may be payable.

DESCRIPTION:

The property comprises a mid-terrace, ground floor, double fronted retail premises which has most recently been occupied by a hairdressing business. The property has exclusive occupation of the retail area and storeroom. A door at the rear of the storeroom provides access to toilet and kitchen facilities which are shared with an adjacent retail unit, a communal pathway also provides pedestrian access to the rear of the building. A 'plumbed in' hairdressing chair remains, this could be removed if required. The unit has single glazed windows with heating provided via electric panel heaters.

LOCATION:

The property is located on the western side of Market Place in a visible, easy to access location. A Council owned car park is located a short distance away, short stay parking spaces are currently free to use. Camelford offers a variety of amenities. Local occupiers include a 'Spar' shop, The Masons Arms Public House, Home Hardware, Post Office, Fish and Chip shop as well as a variety of other local independent business.

SCHEDULE OF ACCOMMODATION:

The property provides the following approximate area:
Retail Unit: 224.9 Sq Ft (20.9 Sq M)
Store 42 Sq Ft (4 Sq M)
Total: 266.9 Sq Ft (24.9 Sq M)

TENURE:

The property is held on a 999-year long lease which commenced during November 1991 with a ground rent of £50 per annum. A copy of the lease is available on request.

VAT:

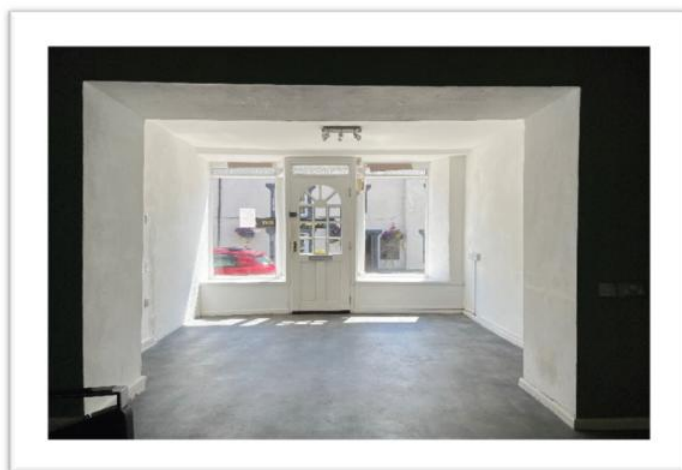
All the above prices/rentals are quoted exclusive of VAT.

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 £3,650. Properties with a value of £12,000 or under are appealing to occupiers of a single premises as they are generally able to claim full relief. 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 Certificate was ordered on the 14th September and will be appended upon receipt.

CONTACT INFORMATION:

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

Via our joint auctioneers Clive Emson Auctioneers 01392 366555, property contact: Katie Semmens.

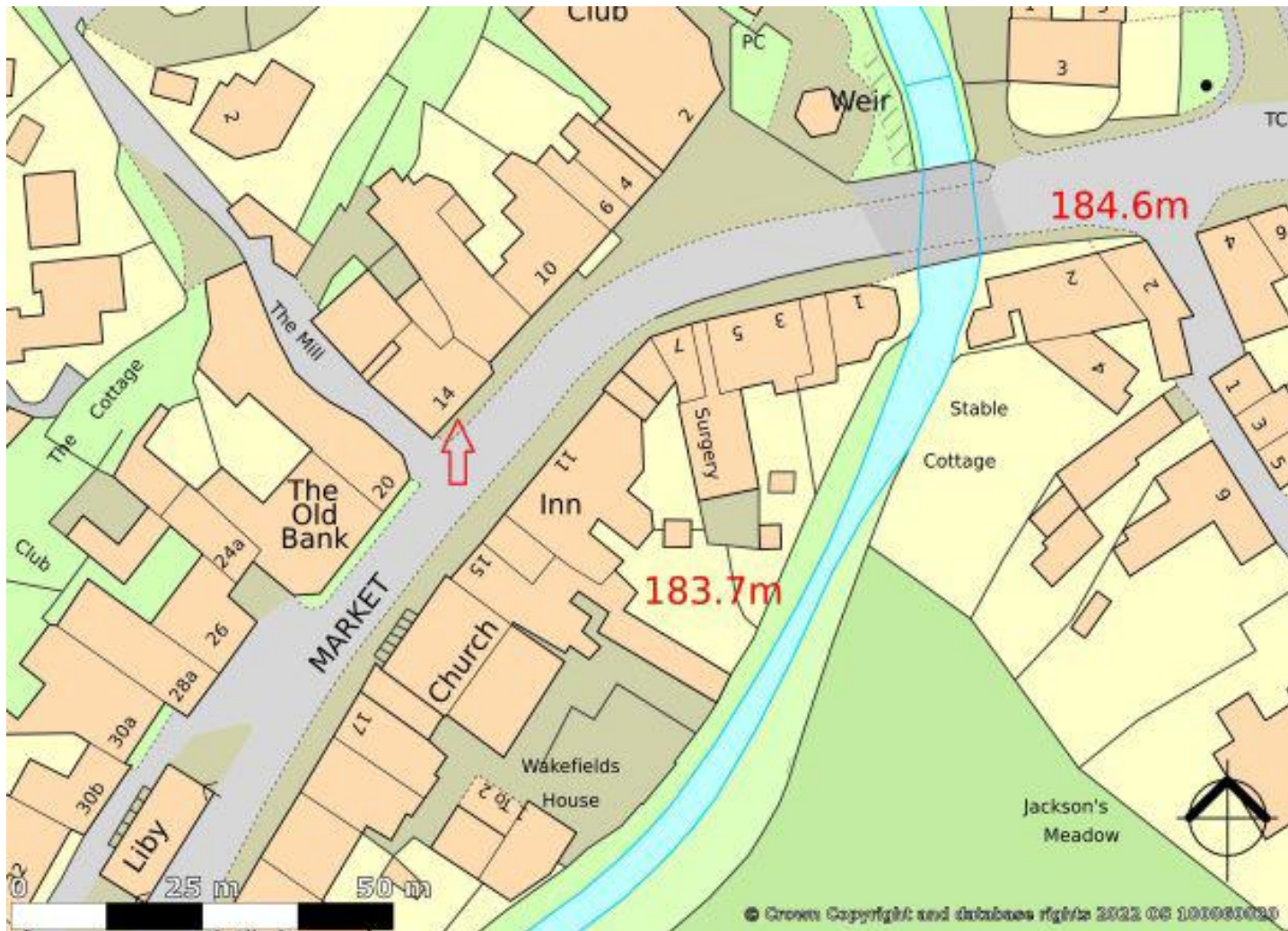
Thomas Hewitt on 01872 247025 Email th@miller-commercial.co.uk

Will Duckworth on 01872 247034 Email wd@miller-commercial.co.uk

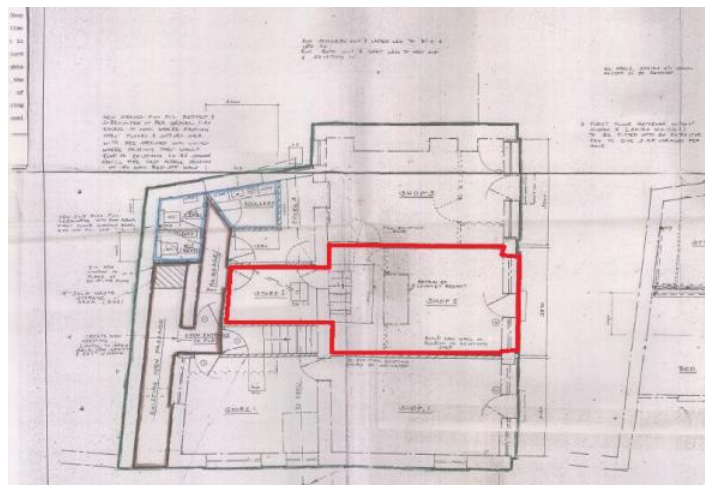


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- Red line** - The demised shop and store
- Blue line** - Shared kitchen facility
- Brown line** - Shared Access



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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