



31 COMMERCIAL STREET, CAMBORNE, TR14 8JX

£175,000 FREEHOLD

LOCATION:

The premises are well located within Commercial Street which leads into Commercial Square and Trelowarren Street which combine to form Camborne's principal retailing street. The premises are situated close to Aldi, Wetherspoon, Tyacks Hotel, WH Smith/ The Post Office, British Heart Foundation, Card Factory and WC Rowe. To the rear of the building there is pedestrian access to Trevithick Road where there is a large car park.

DESCRIPTION:

A mid-terrace retail unit with independently accessed maisonette above. The building which is of two storey brick construction with attic rooms and single storey block extension to the rear. The building is let to Bradleys a regional independent firm of Estate Agents. They have been in occupation since 2007 when they acquired another firm of agents and hold the premises under a renewable lease which expires in September 2027.

SCHEDULE OF ACCOMMODATION:

Ground Floor Retail Unit - 356 sq.ft 33.1 sq.m Kitchen - 39 sq.ft (3.6 sq.m) Store - 113 sq.ft (10.5 sq.m) WC

Maisonette - First Floor - Kitchen, Bathroom, Living Room and Bedroom/Study; Second Floor - Master Bedroom, Bedroom. Outside - Small yard to rear.

TENURE / LEASE TERMS:

Freehold - The premises are let to Bradleys Estate Agents Ltd upon a 15 year lease from 19/12/2007 which was extended for a further 5 years until 30/09/2027. The lease is on full repairing and insuring terms and provided a right for the tenant to under-let the flat.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £9,400. The flat is included within Band A of the Council Tax banding system.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for the shop is with Band C(71) and expires in 09/2032 and the flat has a Band E(46) rating and also expires in 09/2032

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

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Jonny Bright on 01872 247022

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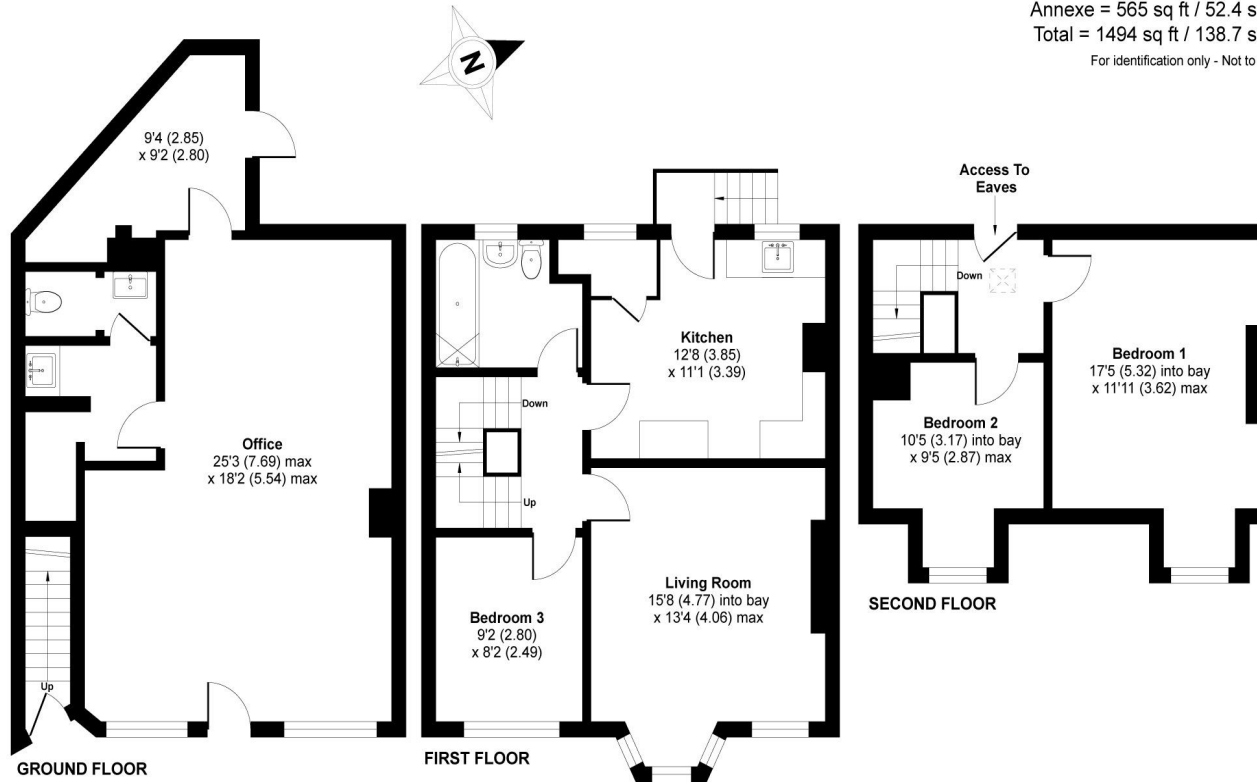
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Approximate Area = 929 sq ft / 86.3 sq m

Annexe = 565 sq ft / 52.4 sq m

Total = 1494 sq ft / 138.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2025. Produced for Miller Commercial LLP. REF: 1268242

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