

# Retail Unit - TO LET

68 Union Street, Camborne TR14 8AF





### Key Benefits

- Rent Incentives Available
- Camborne has secured £23.7 million of Government Town Deal Funding to deliver a wide-ranging regeneration programme focussed on the town centre, business growth, public realm improvements and community facilities.

### Accommodation

The approximate floor areas are as follows:

| Description | Area (Sq Ft) | Area (Sq M) |
|-------------|--------------|-------------|
| Sales Area  | 707          | 65.7        |
| Total       | 707          | 65.7        |



### Description

The property comprises a well-presented ground floor retail unit arranged to provide an open-plan sales area with ancillary accommodation to the rear. The unit benefits from a prominent glazed frontage onto Union Street, providing good visibility to passing pedestrian and vehicular traffic.

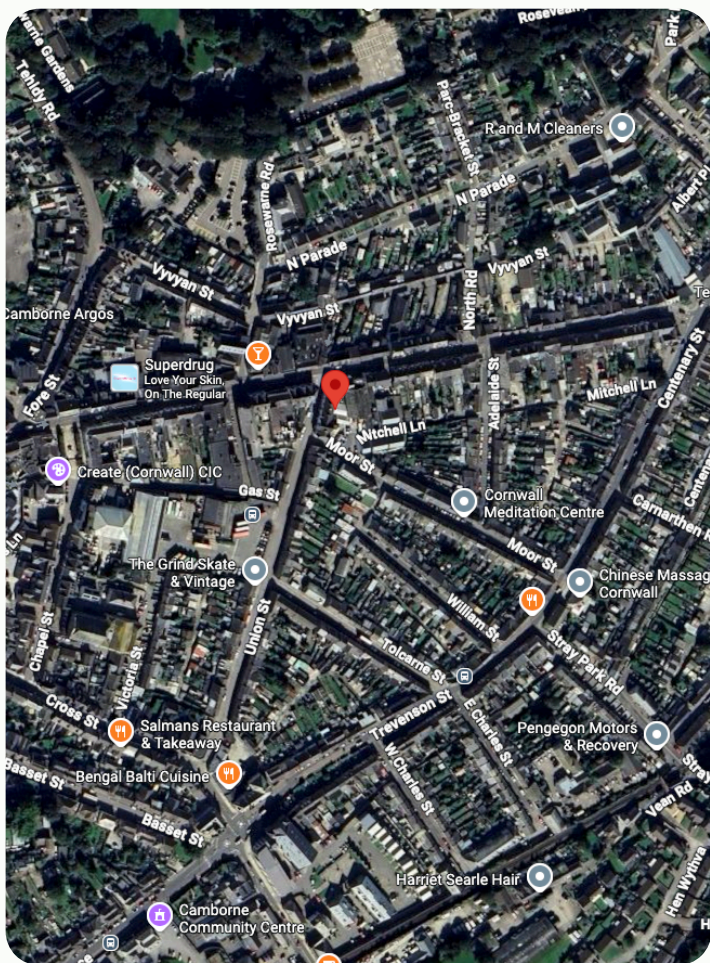
Internally, the accommodation provides approximately 707 sq ft of sales/retail space, and is suitable for retail, showroom, service, studio or other commercial uses, subject to the necessary consents.



## Location

The subject property is located on Union Street, within Camborne town centre. Nearby occupiers include Cornwall Air Ambulance, Holland & Barrett, Scope and Iceland, as well as range of local independent traders.

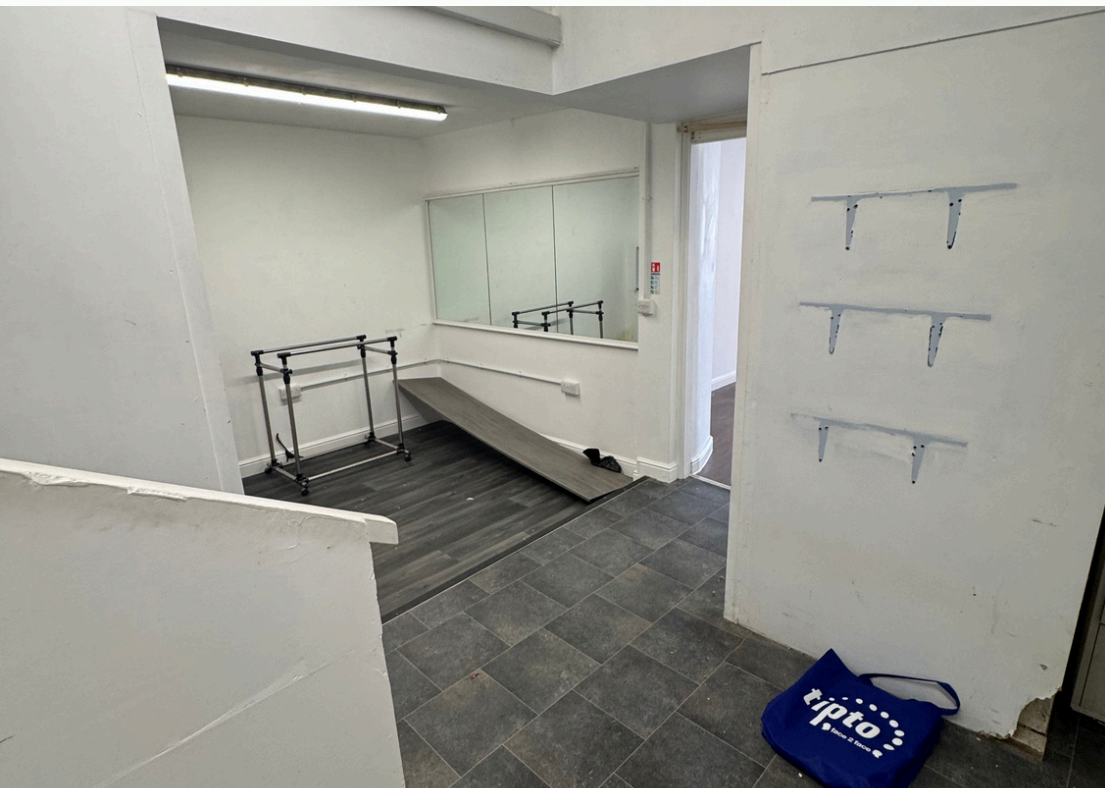
Camborne has undergone a period of regeneration since 2021, with flagship sports, amenity and cultural hubs delivered through the restoration of historic town-centre buildings ([LINK](#)), creating a significant new destination within Camborne.



|                |                                                     |
|----------------|-----------------------------------------------------|
| Rateable Value | £5,000 ( <a href="#">LINK</a> )                     |
| EPC            | D - 83 ( <a href="#">LINK</a> )                     |
| VAT            | Not Applicable                                      |
| Costs          | Each party will be responsible for their own costs. |









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## Proposal

New lease available directly from the landlord on terms to be agreed, subject to vacant possession. Rent **£6,500 per annum** exclusive.



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Commercial Property  
Management



Valuation & Lease  
Advisory



Agency & Investment



Building Consultancy

**SUBJECT TO CONTRACT**

## Anti Money Laundering Regulations

In order to comply with anti-money laundering legislation, where applicable and following agreement of terms the tenant/purchaser will be required to provide certain identification documents.

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