



71 TRELOWARREN STREET, CAMBORNE, TR14 8AL

New to the market is a ground floor retail with rear unused area ripe for development to residential flats. The retail area is currently let at a rent of £9,000 per annum with a lease expiring in December 2028 whilst the rear, with street entrance to Vyvyan Street, could be separated to form residential flats subject to the appropriate planning permissions.

- **FREEHOLD INVESTMENT FOR SALE**
- **FRONT RETAIL LET AT £9,000 PER ANNUM**
- **DEVELOPMENT POTENTIAL TO REAR**
- **TOTAL FLOOR AREA 2,696 SQ FT (250.46 SQ M)**
- **ENERGY PERFORMANCE ASSET RATING 'C' (57)**
- **UPPER FLATS SOLD OFF LONG LEASEHOLD**

Guide Price: £125,000 Freehold

LOCATION:

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

SCHEDULE OF ACCOMMODATION:

Ground floor retail: 890 Sq Ft (83 Sq M)
Rear area: 1,806 Sq Ft (167.81 Sq M)

TENURE / LEASE TERMS:

The investment is offered freehold and has the benefit of the lease to the front retail area at £9,000 per annum expiring in December 2028.

VAT:

The property is not elected for VAT.

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 £11,750.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (57).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

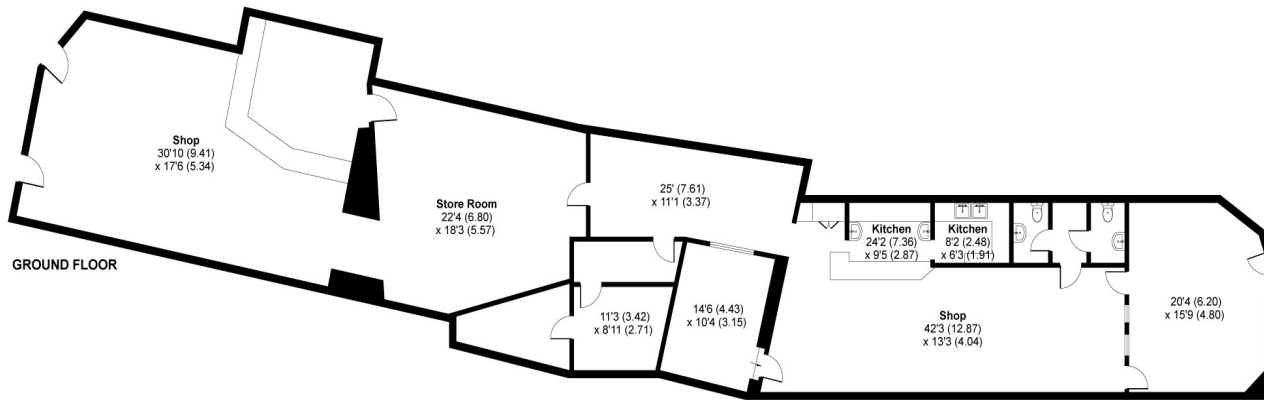




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Approximate Area = 3227 sq ft / 299.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheacom 2024. Produced for Miller Commercial LLP. REF: 1131000

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