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PROPERTY CONSULTANTS

TO LET

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Unit 2 Trevithick Centre

Trevithick Road, Camborne TR14 8LQ

Ground Floor Retail Unit With Store – 10,279 sq ft net approx

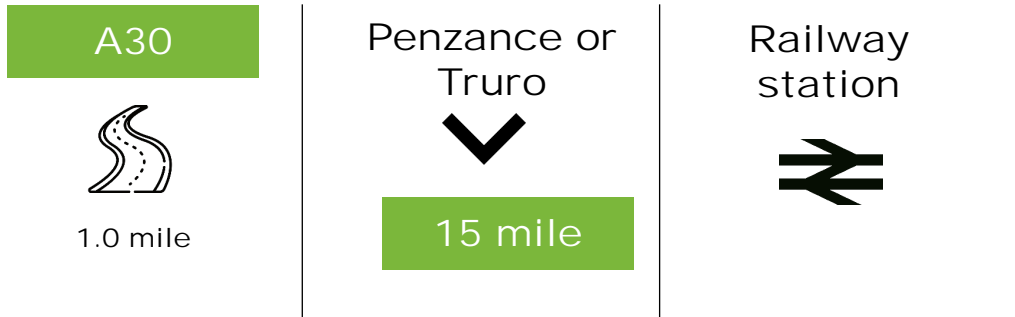
Trevithick Market
Carn Area
Auction Rooms
www.trevithick.com

Location

Camborne is a principal town having a population of circa 23,800 and provides a range of retail, business, leisure and employment opportunities. It forms part of the wider Camborne Pool Redruth conurbation with a combined population in excess of 55,000 (largest in Cornwall).

The town centre is characterised by a variety of national multiple retailers and local traders. Camborne enjoys convenient access onto the A30 trunk road which provides predominantly dual carriageway access to the east and west of Cornwall and the M5 at Exeter circa 97 miles distant.

The property is located adjacent to Argos in the town centre fronting on to Trevithick Road between one of the town's principal car parks and Trelowarren Street.



Accommodation

Description

The property comprises a substantial ground floor retail unit with rear storage/ancillary area (corridor link). In addition there is a shared lower ground floor loading bay with lift access.

The retail accommodation is currently fitted out with a suspended tile ceiling with strip lights and integral heating/cooling units and a tiled floor. Staff WC's, welfare and office accommodation is found within the rear store area.

Parking

Two pay and display car parks are situated at both the front and rear of the building.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area (Net Internal)	sq ft	sq m
Retail area	5,096	473.4
Rear Ancillary	5,183	481.5
TOTAL	10,279	954.9

Retail



Loading area



WC facilities



Large Car parks immediately to the Front and Rear



Glazed shopfront



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for retail use but any occupier should make their own enquiries to the Planning Department of Cornwall Council.

Business Rates

Business rates are £54,000 but interested parties should make their own enquiries to Cornwall Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is 39B and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Data Room

Additional documentation to include plans and other documents is available through SharePoint to seriously interested parties.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

Note – The existing tenant (in a restructuring plan) is currently in occupation however, vacant possession can be obtained.

Rent/Purchase Price

The property is offered to let for £40,000 per annum exclusive of VAT.

Incentives may be available to qualifying tenants

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: IS/CD Date: December 2025
Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



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MANAGEMENT
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ASSET
RECOVERY

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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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