



**14 COMMERCIAL SQUARE, CAMBORNE**



# 14 COMMERCIAL SQUARE CAMBORNE CORNWALL TR14 8EA

## CAMBORNE PRIME RETAIL SHOP

- EXCELLENT TRADING LOCATION CLOSE TO W H SMITH, WC ROWE, CARD FACTORY, TUI & BRITISH HEART FOUNDATION
- GROUND FLOOR SHOP 60.59 SQ M (652 SQ FT)
- FIRST FLOOR OFFICE, STORES 36.21 SQ M (390 SQ FT)
- 1 PARKING SPACE AVAILABLE
- NEW LEASE AVAILABLE

**RENT - £15,000 PER ANNUM**



## LOCATION

The premises are situated in a central position within Camborne's town centre. The town has a resident population of circa 21,000 persons, with a total of circa 55,000 persons within the Camborne Pool Redruth conurbation. The historic mining town has good access to the County's transport network.

The shop is located in a central position within the town centre, in an area occupied by a mix of commercial and retail occupiers which include W H Smith, Post Office, WC Rowe, Card Factory, British Heart Foundation, and in close proximity to the town's car parks, bars and restaurants.

## DESCRIPTION

The property offers a well presented prime retail shop with open-plan ground floor retail sales area. The premises benefit from a suspended ceiling with inset fluorescent lighting, and are suitable for a variety of retail uses. To the rear of the ground floor is a store with a sink and toilet facilities. A rear passageway leads to communal car park, shared with adjacent occupiers. An internal staircase leads to the first floor which is suitable for storage / office purposes and is currently sub-divided by the use of lightweight stud partitioning.

## LEASE TERMS

The premises are available by way of a new lease on a full repairing and insuring terms, subject to three yearly rent reviews, for E Class uses. Alternative uses may be considered.

## ACCOMMODATION (Areas are approximate)

### Ground Floor

Retail Sales : 60.59 sq m (652 sq ft)  
WC  
Store

### First Floor

Ancillary Office/Stores : 36.21 sq m (390 sq ft)

### External

1 Car Parking Space

## RENT

£15,000 per annum.

## SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

## VAT

To be confirmed.

# EPC

EPC rating : **F**

Certificate number : **9650-3000-0764-0190-2391**

Valid until: **11 October 2026**

The landlord will be required to bring this to a minimum of an E Rating prior to lease commencement.

# BUSINESS RATES

The property has a Current rateable value (2026 List) **£10,000**. Prospective tenants should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

# LEGAL COSTS

Tenant to contribute towards landlords legal costs.

# VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole agents.

SBC Property, Daniell House, Falmouth Road, Truro, Cornwall TR1 2HX

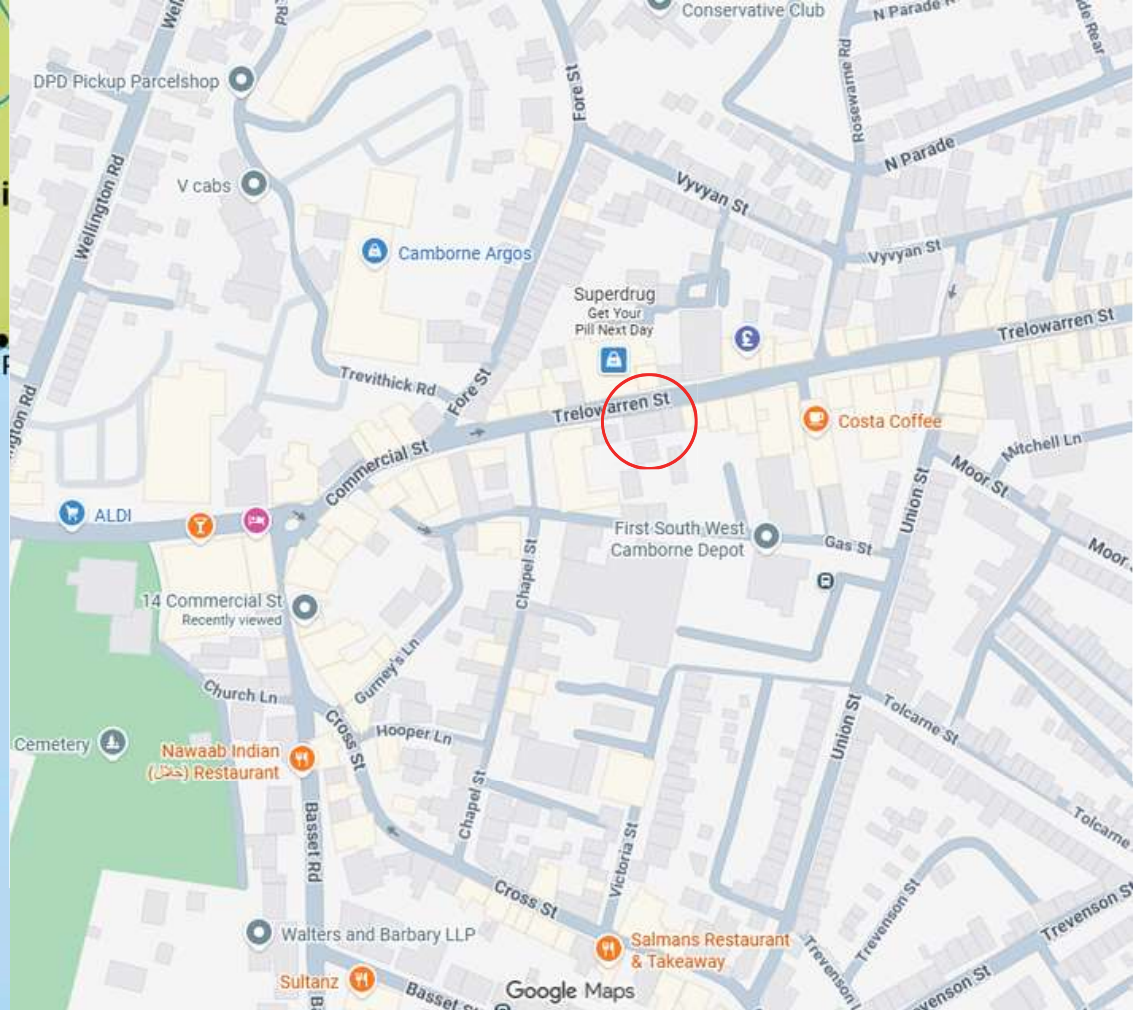
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## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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