

# Summary

- Prominent location
- Freehold available
- Mixed property investment
- Close to Camborne town centre
- High level of passing traffic

#### Location:

Camborne benefits from good transport links by the A30 aerial trunk road, which has points of access to both the east and west of the town. It also hosts railway connections on the main Penzance to Paddington line.

The Camborne/Pool/Redruth conurbation is the most populated part of Cornwall with a combined urban population of around 59,100 (NOMIS Census). It is also an area undergoing very significant regeneration.

#### **Description:**

A well presented, end of terrace shop - previously run as an established hairdressers. Above the shop is a one bedroom flat which benefits from a separate entrance.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Ground Floor Shop	58	625
First Floor Flat	49.2	530
Total	107.2	1,154

#### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enguiries.

# EPC / MEES:

To be confirmed.

#### Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value for the commercial element to the building is £3,000 per annum for 2023/24, local council number 23274446064223.

The residential element is Council Tax band A, local reference 13271667460647.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

#### Terms:

The property is available either vacant or with the residential tenant in situ.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

#### Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### VAT:

All figures quoted are exclusive of VAT if applicable.

# Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

#### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.





#### CONTACT THE AGENT

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kery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer witessing business Premises and for the Vendors or Lessors of the property whose Agents they are, give notice that : 1) the particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are give hout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation of varianty in relation to this property.

