



For Sale

£89,000

28 Cross Street, Camborne, Cornwall TR14 8EX

648 Sq Ft
(60.2 Sq M)

Summary

- Located close to the centre of Camborne
- Freehold investment reflecting a yield of 7.94%
- Long term tenant in situ
- Use class E, including retail and residential

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:

The property is a centrally located retail premises close to the centre of Camborne and is set over two floors. The ground floor provides retail space with the first floor providing storage/office accommodation. The property falls within use class E, meaning conversion to residential, subject to relevant consents.

The property is currently occupied by The Make Space on a lease expiring in October 2026, for further details please contact us.

Accommodation:

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

	sq m	sq ft
Ground Floor	35.2	379
First Floor	25	269
Total	60.2	648

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 enquiries.

EPC / MEES:

D (100)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £7,900, therefore making the

approximate Rates Payable £3,942.10 per annum for 2024/25.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the property is available.

Legal fees:

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

Money laundering:

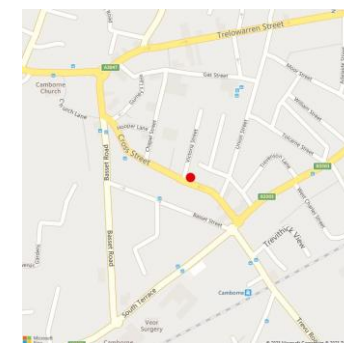
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENT

Morwenna Pound

Tel: **07917 916546**

Email: mpound@vickeryholman.com

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP