

**Vickery Holman**  
Property Consultants



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Vickery Holman  
Shop  
**To Let**  
01872 245600

**To Let/  
For Sale**

£10,000 per annum  
£80,000

3 Basset Road, Camborne, TR14 8SE

777 Sq Ft  
(72.2 Sq M)

## Summary

- Situated on the main road into Camborne
- Close to town centre
- Available from September
- Back storage
- Double shop front

### Location:

The property is situated in the centre of Camborne on Basset Road. The main shopping and other amenities of the town centre are a short level walk away, as is the mainline railway station. Nearby properties are in a mix of residential and commercial uses. The Trevithick Surgery medical practice is also nearby on Basset Road.

### Description:

The shop comprises of a ground floor double-fronted retail premises. The property has a store to the rear as well as rear access.

The property also benefits from having free parking located to the front of the property as well as being located on the main road into Camborne. The premises are available from September 2023.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a gross/net internal basis.

	sq m	sq ft
<b>Total</b>	72.2	777

### 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:

To be confirmed.

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current rateable value is £5,100 effective from 1st April 2023 billing authority reference 23274338003523.

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

### Terms:

The property is available either on a new lease at a rental of £10,000 per annum or a freehold basis of £80,000.

### Legal fees:

Each party to be responsible for their own legal costs in relation to the transaction.

### VAT:

All figures quoted are exclusive of VAT which is 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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