

**SBC**  
**PROPERTY**

**01872 277397**

## PREMISES TO LET

**HIGHLY PROMINENT ROADSIDE  
LOCATION ADJACENT TO SUBWAY,  
MALCOLM BARNECUTT & DOMINO'S**

**G/F SALES 1,000 SQ FT**

**6m GLAZED FRONTAGE**

**ON-SITE PARKING**

**NEW LEASE AVAILABLE**



**CAMBORNE RETAIL PARK  
CAMBORNE  
CORNWALL TR15 3RF**

**RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT**

## **LOCATION**

The property is located adjacent to Camborne Retail Park just off the A30, which is the principal route through Cornwall. The Camborne/Pool/Redruth areas combine to form Cornwall's largest conurbation with a population in excess of 55,000, creating a dominant retail location. Cook's Corner provides a highly prominent development at the junction of Trevenson Road and Dudnace Lane adjoining B&Q and opposite McDonald's.

Camborne Retail Park currently comprises some 97,500 sq ft, with 470 car parking spaces and retailers including B&Q, Pets at Home, Halfords, 99p Stores, Carpet Right and Benson for Beds. Located opposite is Travelodge, KFC & Costa Coffee.

## **DESCRIPTION**

The property, which adjoins Domino's, Subway and Malcolm Barnecutt Bakery, provides a self-contained open-plan unit offering 1,000 sq ft ground floor sales. The development has 22 car-parking spaces and servicing to the rear, shared between the occupiers. The property has a 6m eaves height and is finished to a shell specification with a screed floor and capped off services to include gas, electricity and water. Glazing at ground and first floor levels allows sufficient height for the installation of a mezzanine floor subject to planning consent. A disabled wc has been installed.

## **TERMS**

The premises are offered by way of a new 5-10-year lease drawn on standard commercial terms subject to upward only rent reviews and service charge provisions.

## **BUSINESS RATES**

The property has a Rateable Value of £23,250 (VOA website 2017 list). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## **PLANNING**

The premises benefit from an E Class allowing general retail, restaurant & café and hot food takeaways.

## **ENERGY PERFORMANCE CERTIFICATE**

The premises has an EPC Rating of C under Certificate Reference Number 0894-9535-9930-9200-4103.

## **VIEWING/FURTHER INFORMATION**

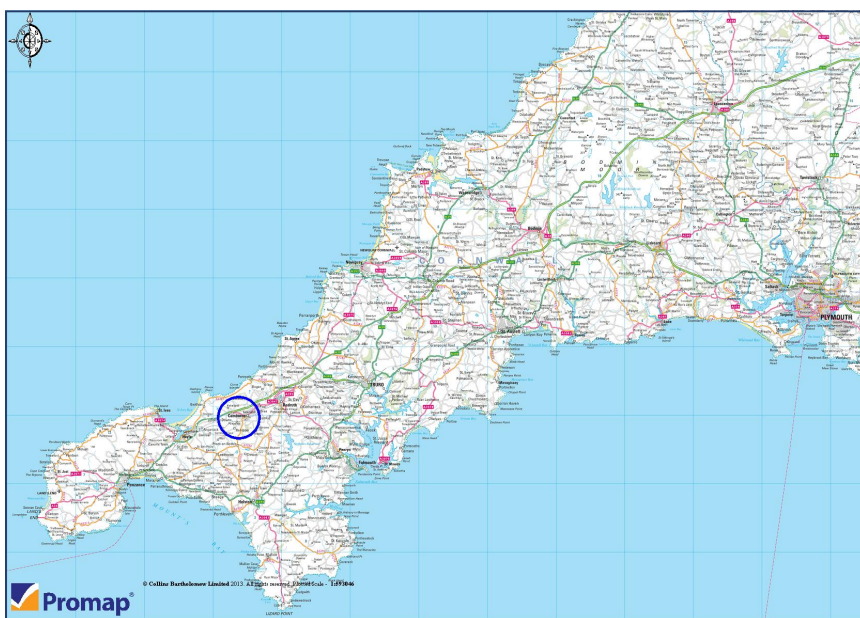
Strictly by appointment with sole agents:

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

Tel: Carl Jenkin on 01872 277397  
Email: [carl@sbcpromap.com](mailto:carl@sbcpromap.com)

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