

RETAIL/OFFICE PREMISES TO LET

TREVITHICK ROAD CAMBORNE



GROUND FLOOR RETAIL PREMISES 86.49 SQ M (931 SQ FT)

FIRST FLOOR WELL PRESENTED OFFICES 173.54 SQ M (1,868 SQ FT)

TOWN CENTRE LOCATION CLOSE TO ARGOS

NEW LEASE AVAILABLE

GUIDE RENT - £27,500 PAX

LOCATION

The premises are located on Trevithick Road which is just situated off Commercial Street/Trelowarren Street, the main retailing areas of the town. The premises are well positioned being virtually adjacent to Argos and one of the towns main car parks.

DESCRIPTION

The premises comprise a former Job Centre Plus and is arranged to incorporate ground floor retail sales with an additional first floor office suite which is presented in good order throughout. The shop is generally arranged in an open plan configuration with display frontage onto Trevithick Road, whilst the first floor is accessed via an internal staircase and provides a large open plan office area together with individual office areas and toilet/staff facilities.

ACCOMMODATION

Ground Floor

Net internal width 4.70 m
Shop depth 20.20 m

Net Sales 86.49 sq m (931 sq ft)

First Floor

Offices 173.54 sq m (1,868 sq ft)

LEASE TERMS

The premises are offered by way of a new commercial lease for a term of 5/10 years although other lease durations may be considered. The tenant will be responsible for a proportional full repairing obligation by way of a service charge arrangement and the lease will be subject to an upward only rent review on a 3/5 yearly basis.

COMMENCING RENTAL

£27,500 per annum.

BUSINESS RATES

The premises are assessed for business rates as:

Shop and premises £13,000

NOTE

The premises may be available to let in part, i.e. ground floor or first floor in isolation. Rent and lease terms will be made available to interested parties.

VAT

To be confirmed.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonably incurred legal costs incurred in this transaction.

VIEWING

Strictly by appointment with:

Scott BurrIDGE Commercial
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Truro
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