

TO LET

FORMER BOWLING ALLEY

**CENTRAL CAMBORNE
CORNWALL**



**EXTENSIVE ACCOMMODATION IN CENTRAL TOWN POSITION SUITABLE
FOR A VARIETY OF USES TO INCLUDE STORAGE, RETAIL, STUDIO OR
OFFICE (SUBJECT TO OBTAINING PLANNING PERMISSION)**

GROSS INTERNAL AREA - 702.96 SQ M (7,566 SQ FT)

AVAILABLE IMMEDIATELY ON A NEW LEASE

LOCATION

The former bowling alley is situated in the centre of Camborne, a busy Cornish market town positioned 1 mile south of the A30, approximately 15 miles west of Truro, Cornwall's administrative centre. Camborne along with Redruth and Pool forms the county's largest conurbation with a population in excess of 55,000 persons. The town has a busy retail centre represented by a number of national operators to include Boots, WH Smiths, Alliance Pharmacy and Argos.

The town has the benefit of a main line rail connection with access to the A30, the county's principal distributor road.

DESCRIPTION

The property is accessed to the rear of the Argos building and provides extensive storage accommodation at lower ground floor level. The accommodation has the benefit of a smooth concrete floor and an eaves height of approximately 3 metres. The property does not benefit from any natural light and as a result is extremely secure with only one entrance and exit point. As a result, we believe the property would be ideally suited to secure storage or to be used as a gymnasium/studio.

ACCOMMODATION

Gross internal area 702.96 sq m (7,566 sq ft)

RENTAL

The property is available by way of a new 5/7/10 year lease, subject to three yearly upward only rent reviews at a commencing rental of £30,000 per annum.

SERVICE CHARGE

A service charge will be administered to reflect proportional maintenance of the building and communal areas.

BUSINESS RATES

To be confirmed. Due to the previous tenant vacating the property, we believe it is subsequently due to be assessed.

USE

The property is suitable for B1, B2 or B8 uses in accordance with the Use Classes Order 1987. Other uses will be considered, subject to appropriate consents being obtained.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonably incurred legal costs incurred in the preparation and execution of the lease.

VIEWING

Strictly by appointment with:

Scott Burridge Commercial
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Truro
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For the attention of Matt Gunn