

To Let



FLEXIBLE RETAIL ACCOMMODATION

**Trevithick Road
Camborne
Cornwall
TR14 8LQ**

**Up to 11,500 sq ft (1,068 sq m) GIA
Potential to extend, reconfigure or divide**

- Location adjacent to Argos
- Flexible accommodation to meet retailer requirements
- First floor and basement accommodation
- Adjacent to town centre car park

Location

Camborne is located in West Cornwall and forms part of the conurbation which includes Redruth and Pool and has an approximate residential population of 40,000. The A30 provides predominantly dual carriageway access to the M5 at Exeter approximately 95 miles to the north east. Truro is approximately 19 miles to the west and Penzance approximately 14 miles to the south west.



Situation

The property itself is situated on Trevithick Road between Trelowarren Street and a 102 space pay and display car park. The approximate extent of the building including Argos is outlined on the Pro Map extract above.

Description

The property is part let to Argos with the remainder currently being vacant but having most recently been divided into 2 retail units and a bowling club at basement level.

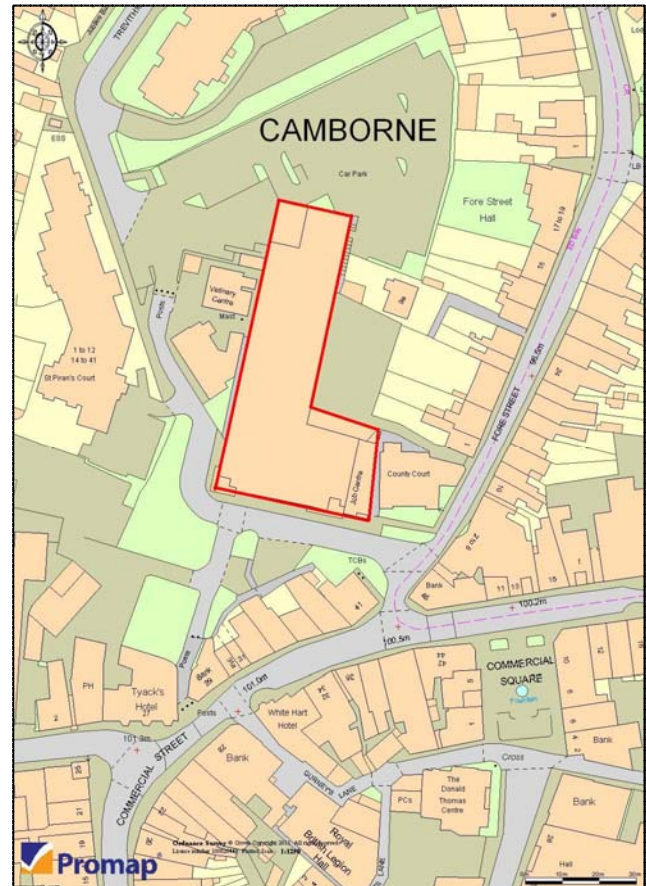
Accommodation

The ground floor accommodation comprises approximately 11,500 sq ft (1,068 sq m) and can be subdivided to meet retailer requirements. There is also potential to further extend the building to offer additional retail space and for the inclusion of basement and first floor.

As currently configured, the two retail units comprise approximately 10,153 sq ft (943 sq m) and 1,047 sq ft (97 sq m) at ground floor level.

Internally the accommodation requires refurbishment to suit an incoming tenant's requirements.

Further information is available upon request including floor plans for the existing accommodation and possible extension.



Outline shows whole building including Argos

Services

We understand that mains water, gas, electricity and drainage services are available at the property. We have not tested any of these installations and all interested parties should satisfy themselves as to their working order/suitability.

Planning

We understand that the property has most recently been used as retail units and a bowling club and that there is an extant consent for retail use throughout together with a 2 storey extension. We do however suggest that any interested parties make their own enquiries of the Local Planning Authority, Cornwall Council Planning Department on 0300 1234 151.

Email: Planning@cornwall.gov.uk



Terms

The property is available by way of a new proportional full repairing and insuring lease or leases. Please contact this office for further details.

Rent

Upon application.

Legal Costs

Each party to be responsible for their own legal costs.

Business Rates

Interested parties are advised to make their own enquiries as a change on layout will cause a change to the assessed value.

References/Rental Deposit

An incoming tenant will be required to provide reference information prior to agreeing to the grant of a new lease.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

We are advised that VAT will be chargeable on the Rent.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

SUBJECT TO CONTRACT

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Viewing Arrangements/Further Information

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