


# Trelowarren Street

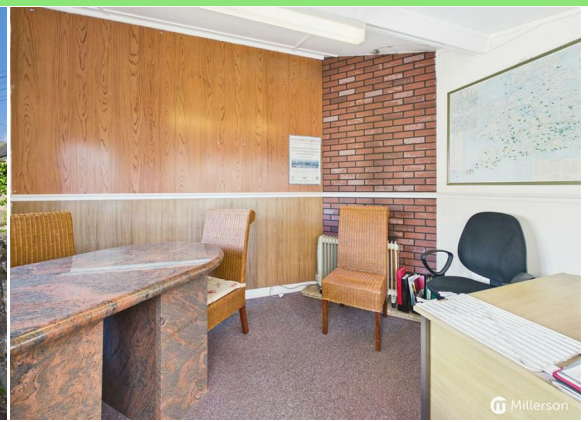
## Camborne

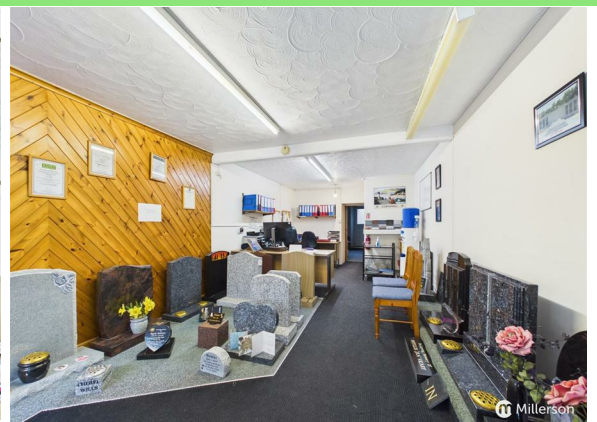
## TR14 8AW

## Asking Price £210,000

- Large retail shop/office space
- First floor one-bedroom flat
- Located on Camborne High Street
- Freehold mixed-use investment
- Ideal for investors or business owners
- Potential for further development
- Great transport links nearby
- Rental income of £650 pcm for flat
- Large parking spaces
- Viewing highly recommended







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Tenure - Freehold

Council Tax Band - Exempt

Floor Area - 864.00 sq ft



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## Property
This is a traditional mixed use investment which on the ground floor offer a spacious retail/office environment with double display windows to the front and then this leads in to some further office space. There is also a large parking area to the rear for up to at least four cars.
There is on the first floor a spacious one bedroom flat with a lounge/diner, double bedroom, kitchen and bathroom. This is approached off from the main high street.

## Location
This is set in Camborne's main street, more at the end in a secondary position however with the new road layout there is a parking bays right outside for free short term parking. Camborne is a vibrant town with a host of larger stores, and many smaller individual shops and businesses. Camborne has a mainline railway station, large bust station and has the main A30 just a little to the North of the town. The stunning North Coast is also a short drive away and the City of Truro is about 16 Miles away to the East.

## Main Reception Office
10'11" x 26'1" (3.34 x 7.96 m)
This spacious office extends in a rectangular layout, featuring a carpeted floor and a ceiling with decorative plasterwork. There is a double display windows to either side of the front door, one long wall is adorned with warm wood panelling, contrasting with the plain white finish of the opposite wall. The room is well lit by fluorescent lighting, and it showcases various sample displays along the edges, giving it a professional and practical atmosphere.

## Middle Office
8'6" x 12'4" (2.61 x 3.77 m)
This office is a smaller rom with one wall is covered with wood panelling and brickwork, door leading the rear passage way

## Office 3
8'6" x 16'0" (2.61 x 4.90 m)
Featuring a carpeted floor and neutral cream walls. A window allows natural light to brighten the space, complemented by overhead lighting.

## Hallway 1
2'9" x 17'7" (0.86 x 5.37 m)
This hallway has a practical and simple design with light blue carpet and crisp white cabinetry lining one side. The opposite wall reveals exposed stonework, adding character to the otherwise functional space.

## Rear Office
Again a practical office with a window to the rear aspect.

## Courtyard
The rear courtyard is enclosed by high stone walls. It features a gravel-covered surface with a narrow paved pathway leading to a wooden gate. The space is bathed in natural sunlight and includes a simple bench, providing a peaceful outdoor area that could be enjoyed for fresh air or light gardening.

## Rear Exterior
The rear exterior area is a broad concrete driveway bordered by low stone walls, providing ample parking space. It opens to the street. This practical, low-maintenance area ensures convenient vehicle access and parking.

## First Floor Flat
This is accessed from the main street on the right hand side of the shop.

## Front hall
Stairs lead up to the landing and leading to attic.

## Living Room
With bay window to front aspect.

## Kitchen
With range of units, built in sink with single drainer, electric cooker point, window to rear aspect.

## Bedroom
Double bedroom with window to stairwell.

## Bathroom.
Panelled bath, close coupled WC, wash basin, window to rear aspect.

## Attic Room
A good sized walk in attic room.

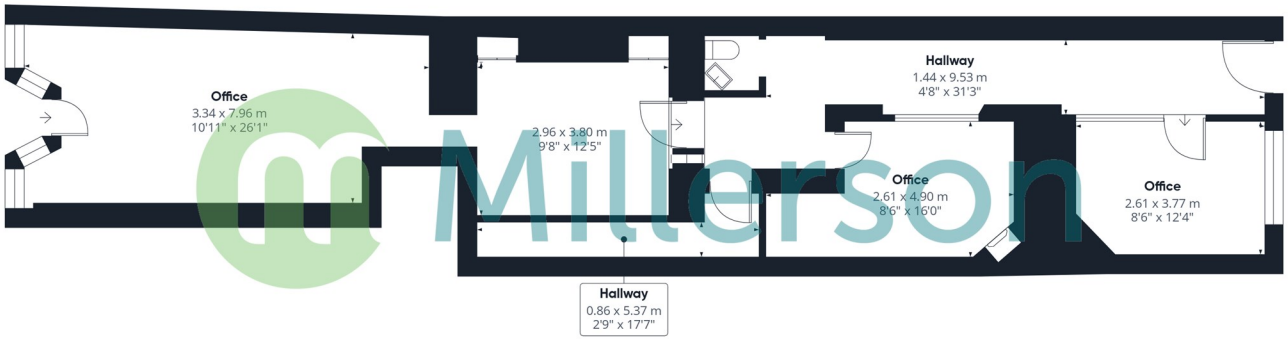
## Agents Note
Mains Electricity, Drainage, Water.
The flat has been successfully let out at £650 pcm
Council tax band for flat 'A'
Shop: Small business relief.

## Directions
From our office in Camborne, Turn left and then proceed almost to the end of Trelowarren street and the property will be found on the left hand side about 30 meters before the end.


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**Approximate total area**(1)

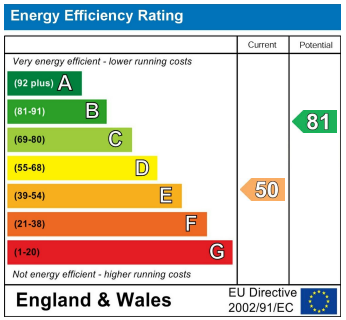
80.4 m²

864 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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