



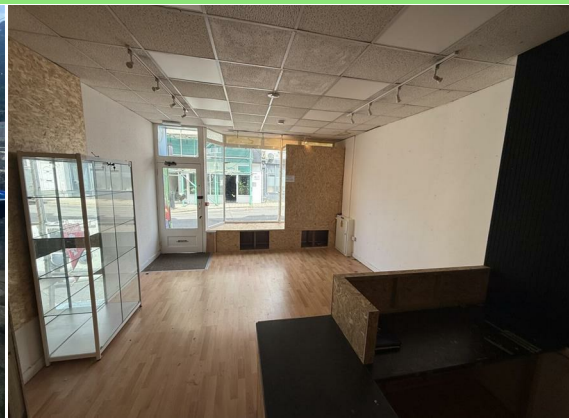
Treloar Warren Street

Camborne

TR14 8AH

£650 Per Month

- VACANT SHOP
- LARGE DISPLAY WINDOW
- MAIN HIGH STREET
- PARKING NEARBY
- FLEXIBLE TERMS
- USE OF REAR GARDEN
- REAR OFFICE/STORE ROOM
  - KITCHEN



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Tenure -

Council Tax Band - Exempt

Floor Area - 560.00 sq ft



### Property description

A vacant shop located on the busy main Trelowarren street with a large retail window, rear office/store room and Kitchen. To the rear is a rear WC, Store room and part use of a rear garden.

### Location

Camborne is a large town in West Cornwall and together with Redruth and close by villages and towns has a nearly 50,000 population. Camborne has a range of local stores and major supermarkets and is just off the main A30 trunk road and on a mainline railway station to Paddington London. Trelowarren Street is the main retailing street and nearby retailers are Poundstretcher, Specsavers, Holland and Barrett and many more well known retailers. Sort term parking can be found on the street or in nearby parking areas.

### Accommodation comprises

All dimensions are approximate.

### Shop

#### Main Shop area

24'1" x 14'10" (7.35m x 4.54m)

Large display window, to front elevation, steps leading to:

#### Rear Store Room

11'7" x 8'4" (3.55m x 2.56m)

Rear store room/office area.

#### Rear Kitchen

17'7" x 6'0" (5.37m x 1.83m)

With work tops, single drainer steel sink unit, electric hot water heater, door to rear garden area.

### Outside

Rear toilet with wash basin and rear store room.

### Services

Mains Water, Electricity, Drainage.

### Directions

From our office in Camborne after leaving turn left and travel down Trelowarren Street and about half way down on your right hand side after the turning to Union Street, the property will be found on the right hand side.





## Needing To Sell?

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

### Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

### Here To Help

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

