



Camborne Price £8,500 Leasehold

Set just back from Stray Park Road in Camborne, this workshop is presently laid out as a small workshop and a larger open plan workshop of a good size. There is some office space and kitchen and toilet area to the rear.

MILLER & SON

www.millerson.com

Workshops, Stray Park Road, Camborne, Cornwall, TR14 7TQ

Price £8,500 Leasehold

This is an ideal opportunity for a new or existing business to take on a licence for this property. The workshops would ideally be suited for a new or existing business. An ideal opportunity for anyone looking to start up their own automotive business or those looking to expand an existing business in the Camborne area. The unit is ideally to be let as a whole but equally it could be subject to sub-division.

LOCATION-

Camborne is part of the CPR Regeneration Company that is a government led body used to assist in regenerating the area. Camborne is one of three towns that has been identified, essentially the motive is to bring back the prosperity that the town once had. Stray Park Road is situated about 10 minutes walk from Camborne town centre and is approximately 5 minutes walk to the railway and bus stations.

PROPERTY-

The property has recently undergone some cosmetic

refurbishment externally. To the front of the property there is parking for several cars. The workshops each has its own independent access for vehicles.

WORKSHOP 1- 5.4m x 6.5m

This unit has in situ a car lift and can accommodate one vehicle at any one time to be worked on. There is a personnel door from this unit leading to,

WORKSHOP 2- 142sqm

Good size workshop area with double doors with clearance of 3m. This unit has an office and kitchen area, toilets.

This could either be used for storage purposes or used as a vehicle workshop.

LEASE/ LICENSE-

The property will be available by way of a License which could be renewed annually. The terms of the License will be that all rent is to be paid 2 months in advance. The tenant will be responsible for

the upkeep of the internal areas of the property and the landlord the external.

BUSINESS RATES

We suggest that all interested parties make their own enquiry with the Local Authority to find out the business rate. Cornwall Council, Dolcoath Road, Camborne. Tel 0300 1234 000.

VIEWING

Strictly through the vendors agents, Commercial Office, Comprigney, Comprigney Hill, Truro, Cornwall, TR1 3EF.

Tel: 01872 277794.

Web:

www.millerson.com and www.businessesforsale.com



To arrange a viewing please contact

Miller & Son

Tel: 01872 277794

Email: truro@millerson.com

Property Misdescription Act 1991

Property details contained herein do not form part of all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property neither in legal title nor in the fabric and structure of any property.

Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. All rights reserved. License number 10011628

Partners: G C Miller FRICS, H M Miller, J C Miller & M S Miller