

2-6 Commercial Square

Camborne, TR14 8DZ

To Let

REF SI/477



PHOTO TAKEN NOVEMBER 2025

Town Centre Retail Premises

- 334 SQ.M. (3.595 SQ.FT.)
- Excellent Location Fronting Pedestrianised Square
- Suitable For Various Uses
- May Split

£22,500 Per Annum



LOCATION

The premises are located on Commercial Square in the heart of Camborne Town Centre. Camborne is one of the larger Cornish Towns with a population of some 24,000 and the town centre comprises a mix of national, regional and local businesses. The property adjoins a large Card Factory outlet and is just off Commercial Street, the main retail area of the town.

DESCRIPTION

The premises comprise an end of terrace two storey property of mainly brick construction under a flat roof. The property was formally the NatWest bank and is suitable for a variety of uses. There is access to the rear via Gas Street with space for bins or a parking space. There are two entrances and it might be possible to split the property back in to two.

ACCOMMODATION (Approximate NIA using VOA sizes)

Ground Floor 217 sq.m. (2,335 sq.ft.)
First Floor 117 sq.m. (1,260 sq.ft.)
Total 334 sq.m. (3,595 sq.ft.)

EPC

Energy Performance Certificate - Band E- Rating 121

SERVICES

It is understood that the premises benefit from mains electricity, gas, water and drainage.

PLANNING

It is understood that the premises currently have consent for use as a shop falling within Use Class E. Interested parties are advised to contact the Local Planning Authority Cornwall Council on 0300 1234 151

TENURE

The premises are offered on a new effectively FRI lease on terms to be agreed.

RENT

Guide of £22,500 per annum (£1,875 per month)

RATES

Rateable Value (April 2026) - £22,000
Cornwall Council Business Rates - 0300 1234 171
Local Authority Reference – 2327452200713B

VAT

The rent will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

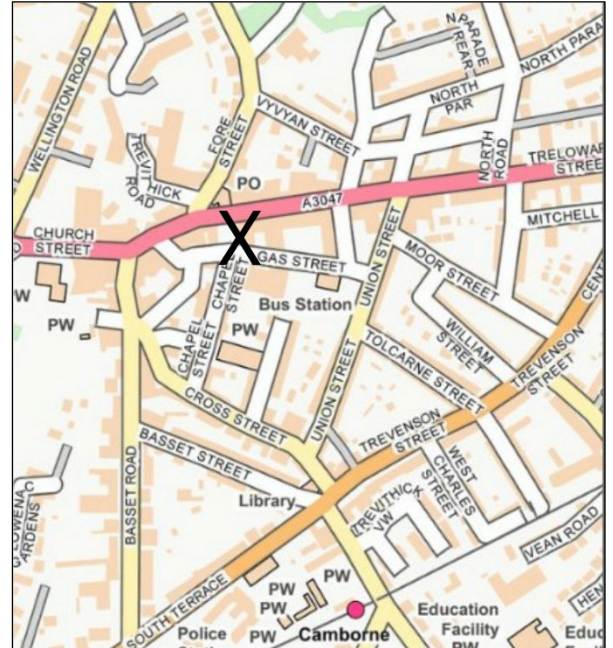
Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk
Simon Powell simon@simonpowell.co.uk

LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW TOWARDS COMMERCIAL STREET



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