



For Sale

**Stamford House, 12 Basset Road,
Camborne, TR14 8SG**

Grade II Listed Detached Building

Ground Floor Office, First Floor Accommodation

GIA 1,928 sq ft (179 sq m)

Parking for approx 5 vehicles

Accessible position near A30

Planning permission to convert ground floor into
2 x 1 Bed Flats

£230,000 Freehold

Viewing by prior appointment with
Joseph Rea

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Location

Camborne lies to the mid-west of Cornwall on the A30 some 3 miles west of Redruth and 10 miles west of Truro and along with Pool and Redruth forms the largest urban conurbation within the county. There is easy access to the town from the A30 trunk road and the population is approximately 22,500. The area is one of the county's principle industrial locations, which developed out of the former tin mining industry. Camborne provides local retail, business and leisure amenities.

Description

The building comprises a two storey period office and residential premises. Internally the building is subdivided into a ground floor office, and one bedroom and three bedroom flats on the first floor. The one bedroom flat has been let on an assured short hold tenancy for £400 pcm, and is currently occupied. The three bedroom flat has been let for £585 pcm and is now vacant. The property will be sold with vacant possession if required. The accommodation requires some modernisation.

To the front of the of the property there is parking for approximately 1 vehicle, to the rear there is parking for approximately 3 to 4 vehicles.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

| | | |
|--------------------------|--------------------|-----------------------|
| Ground Floor | 89.59 sq m | 964.35 sq ft |
| First Floor | 89.59 sq m | 964.35 sq ft |
| Total Floor Area: | 179.18 sq m | 1,928.70 sq ft |

Tenure

We are of the understanding that the property is of freehold tenure.

Terms

Our client is seeking disposal of their freehold interest.

Planning

Planning permission was granted on 2nd July 2019 under decision number PA19/02587 for conversion of the ground floor office to two self contained flats. Listing building consent was granted on 2nd July 2019 under decision number PA19/02588

Potential purchasers are advised to make their own enquiries to Cornwall Council; Tel: 0300 1234 151; Email: planning@cornwall.gov.uk; Cornwall.gov.uk.

Rateable Value

The property is currently listed in the 2017 rating list with a rateable value of £9,100.

Interested parties should make their own enquiries of the local billing authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, TR1 1EB, Tel: 01872 224397, Email: revenues@cornwall.gov.uk or enquiries can be made online at the VOA website www.voa.gov.uk

Energy Performance Certificate (EPC)

The property has been rated D82.

VAT

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

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Date: 17 July 2019

Ref: TR1326



Truro Office

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