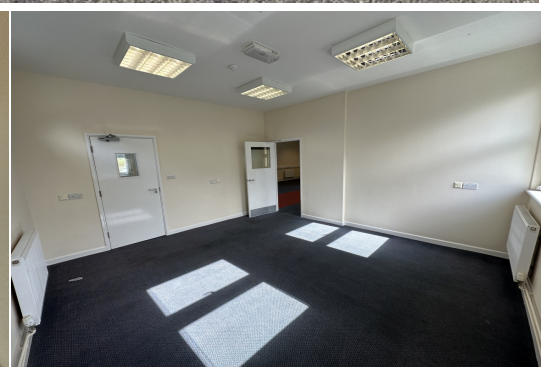


Miller Commercial

Chartered Surveyors and Business Property Specialists



RIVIERA HOUSE, 42B THREEMILESTONE INDUSTRIAL, TR4 9LD

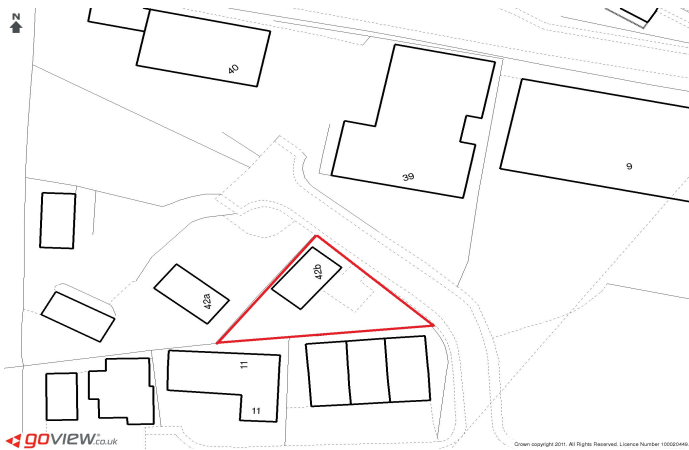
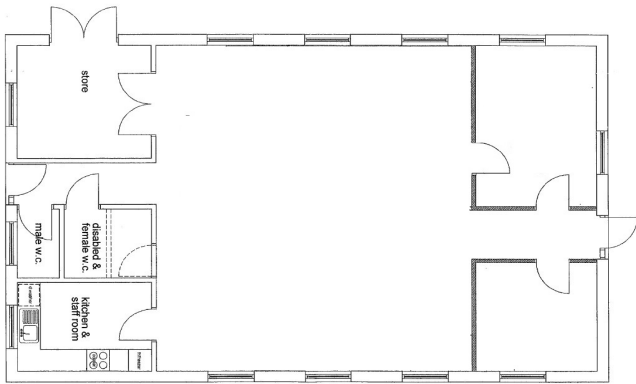
- OFFICE/LIGHT INDUSTRIAL UNIT
- ESTABLISHED TRADING ESTATE LOCATION
- OFF ROAD PARKING
- GAS HEATING/DATA TRUNKING
- AVAILABLE IMMEDIATELY
- ENERGY PERFORMANCE CERTIFICATE - BAND E (108)

£12,500 Per Annum

Leasehold



01872 247000 | www.miller-commercial.co.uk



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

The premises are well located on Threemilestone Trading Estate close to FWB and a number of offices. They are close to the A392 which is 2 miles from the A30 at Chiverton Cross and 3 miles from Truro.

PREMISES:

A detached building of block construction with pitched tiled roof located on a triangular plot with parking. The premises include LPG Gas to radiator heating and UPVC double glazing.

SCHEDULE OF ACCOMMODATION:

Main Office 64.5 sq.m (694 sq.ft)
Office 2 19.9 sq.m (214 sq.ft)
Office 3 3.4 sq.m (144 sq.ft)
Kitchen 8.3sq.m (89 sq.ft)
Cupboard/Boiler Room 2 sq.m (21 sq.ft)
Store/Goods-in 11.3 sq.m (121 sq.ft)
Parking for 5-6 cars

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

LEGAL COSTS:

The perspective lessee to bear the landlord's reasonably incurred legal costs.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £13,250 from April 2023. To find out how much business rates will be payable there is a business rates estimator service via the website.

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is within band E (108).

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk or

Will Duckworth on 01872 247034

Email wd@miller-commercial.co.uk



Miller Commercial

