

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## Unit 2, Chapel Parc, Chapel Town, Summercourt TR8 5AH

- TO LET
- MODERN RETAIL UNIT
- PROMINENT POSITION ADJOINING A30
- 4270 SQ FT (396.7 SQ M)
- ASSIGNMENT OF LEASE THROUGH TO 2027 OFFERED
- EPC RATING C (60)

**£38,000 Per Annum Excl Leasehold**

## LOCATION

The property is situated adjacent to the A30, Cornwall's main trunk road. Both east and west bound slip roads are in close proximity giving the unit excellent transport links. Summercourt is home to various businesses including: Clive Mitchells Cycles, Venton Conference Centre, Schmid Kitchens, Clock Garage, Dales main dealership for both Renault and Suzuki Cars as well as general village amenities.

## DESCRIPTION

A well presented, modern glass fronted retail unit. The unit has 5.5m eaves height and is capable of taking a mezzanine floor. Roller shutter and pedestrian door to the rear.

Situated on a well presented estate with perimeter fencing, gated entrance and pleasant landscape features.

Unit 1 adjacent is occupied by Clive Mitchell Cycles.

## ACCOMMODATION

Gross Internal Area of 397 sq m (4,270 sq ft).

Internally a staff welfare area provides: kitchen, W.C. & wet room facilities

A minimum of 25 on site parking spaces to serve units 1 & 2.

## LEASE TERMS

New lease available.

Full repairing and insuring liability.

Service charge, details available upon request.

## LEGAL COSTS

The ingoing tenant to be responsible for the landlord's legal costs in connection with the assignment.

## 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 £34,500 .

## LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

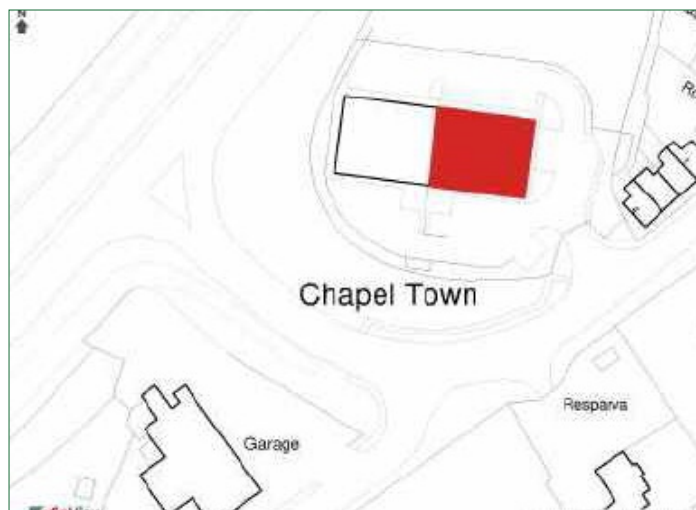
Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## VAT

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



## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within band C (60).

## CONTACT INFORMATION

For further information or an appointment to view please contact:

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)

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