

Miller Commercial

Chartered Surveyors and Business Property Specialists



THE LANCELOT SUITE, THE OLD ARTS SCHOOL, REDRUTH, TR15 2QE

- FIRST FLOOR OFFICE SUITE
- STUNNING OFFICE SPACE IN HISTORIC BUILDING
- 1,551 SQ FT (144 SQ M)
- CENTRAL REDRUTH LOCATION
- ONE CAR PARKING SPACE
- EPC D (93)

£12,400 Per Annum Exclusive



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



LOCATION:

The Old Arts School is located at the northern end of Clinton Road, one of Redruth's most prestigious and attractive roads. Local occupiers include The Redruth Meadery, multiple Doctor's Surgeries and local businesses. Redruth Station is 0.2 miles away, there is a bus stop opposite the property and plentiful on street car parking.

DESCRIPTION:

This landmark building, originally Camborne School of Mines and previously an Arts School, has been sympathetically restored and converted to provide high quality office accommodation. The space is light and airy and includes dado trunking together with network cabling and multiple power points throughout. Located on each floor there are high-quality male and female WC facilities together with showers.

The premises are offered by way of new proportional internal repairing and insuring lease with a small annual service charge.

SCHEDULE OF ACCOMMODATION:

Main Space - 86.2 sq.m (928 sq.ft)

Mezzanine - 25.6 sq.m (275 sq.ft)

Side Room - 27.7 sq.m (299 sq.ft)

Raised Area - 4.5 sq.m (49 sq.ft)

SERVICE CHARGE:

There is an annual service charge of £520 payable direct to the Landlord.

LEASE TERMS:

The premises are available by way of a proportional internal repairing lease for a term to be agreed at an annual rent of £12,400.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £12,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (93).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

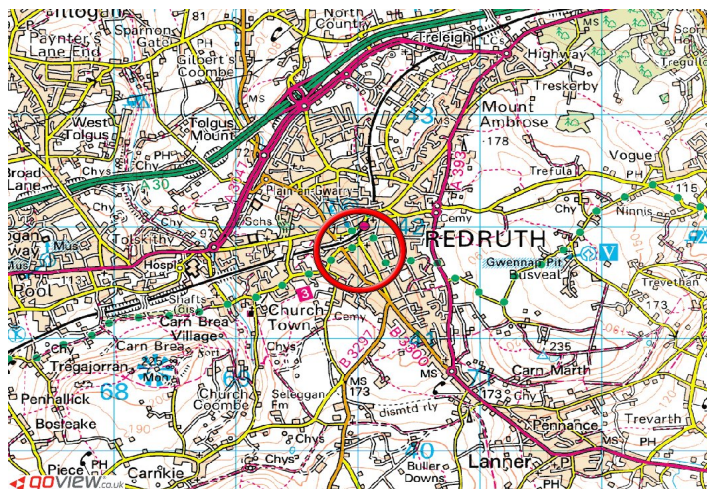
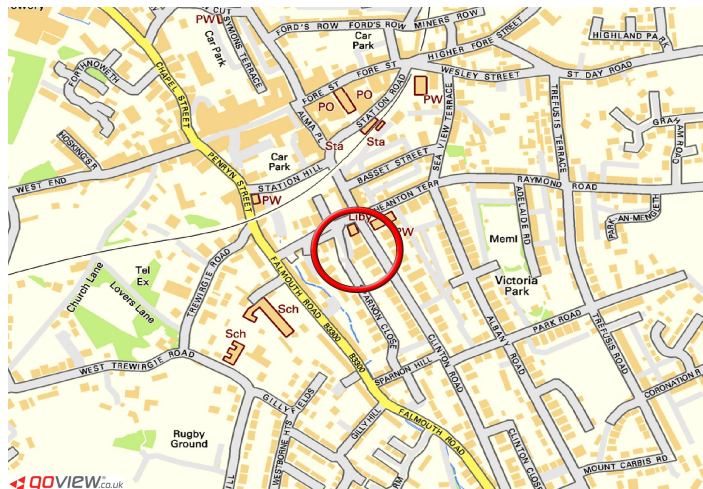
Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk



Crown copyright 2011. All Rights Reserved. Licence Number 100020449.



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



Miller Commercial

