



5 THE PRAZE, PENRYN, TR10 8AA

RENTAL £19,000 PER ANNUM

LOCATION:

A prominent building located fronting the main B3292 road into Penryn. The premises are situated close to Dimar Garden Machinery, Elegant Homes and Booths Print.

DESCRIPTION:

The premises are versatile in that they could be used for retail, showroom, office or leisure uses.

SCHEDULE OF ACCOMMODATION:

Reception/Main Retail Space 622 sq.ft (57.8 sq.m)

Rear Room 185 sq.ft (17.2 sq.m)

Kitchen 44sq.ft (4.1 sq.m)

Rear Space 716 sq.ft (66.5 sq.m)

Store 49 sq.ft (4.6 sq.m)

2 X WC's

TENURE / LEASE TERMS:

The premises are offered by way of assignment of the existing lease which is for a term of 10 years from September 2022 and is on proportional full repairing and insuring terms and includes a tenant only break clause and a rent review in September 2027.

VAT:

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

LEGAL COSTS:

The ingoing lessee to bear the outgoing lessee's reasonable legal costs in connection with the 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 £8,700. 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 (84).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

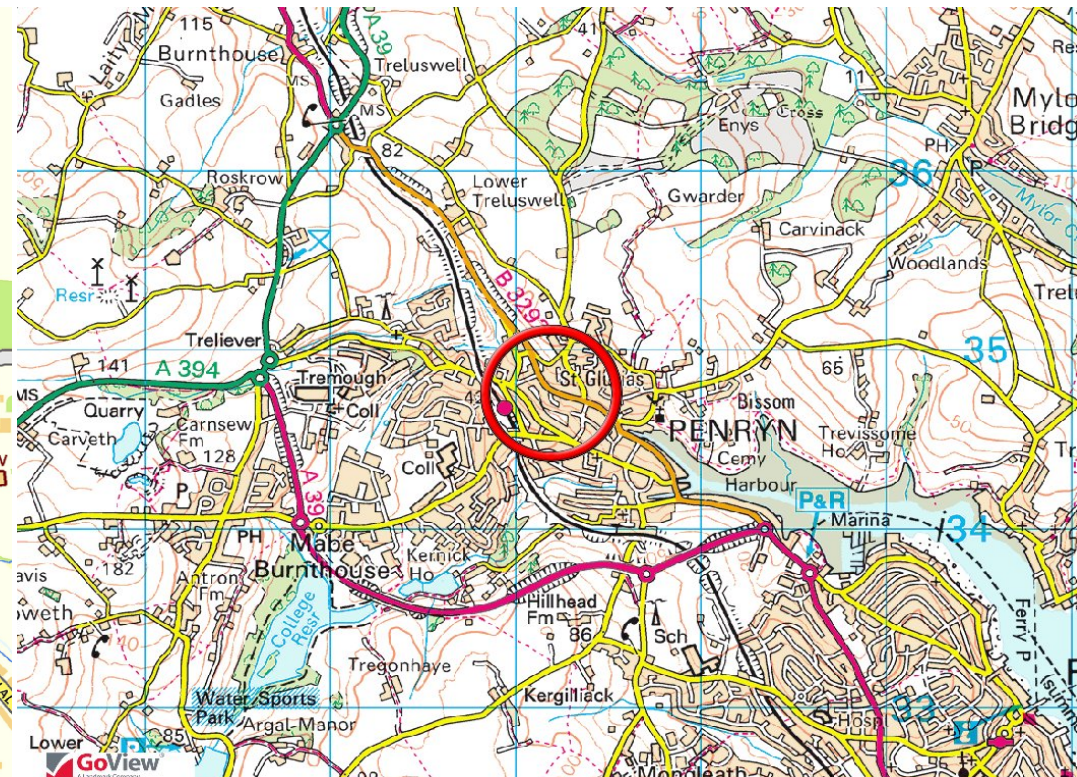
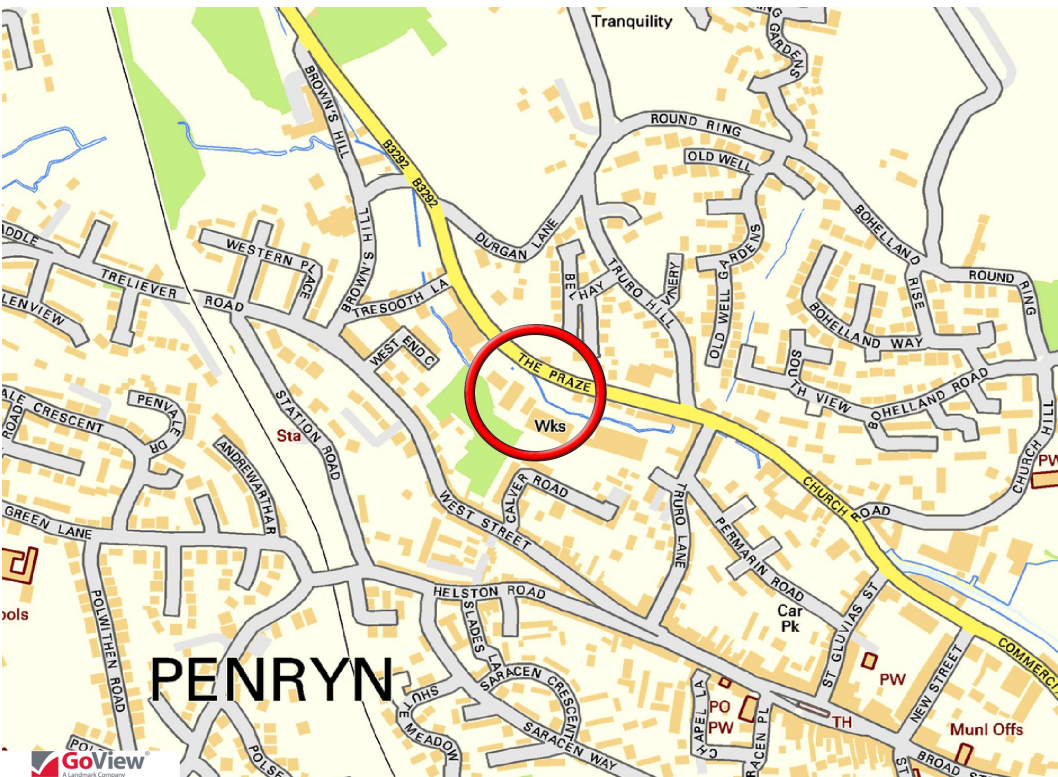
Mike Nightingale on 01872 247008

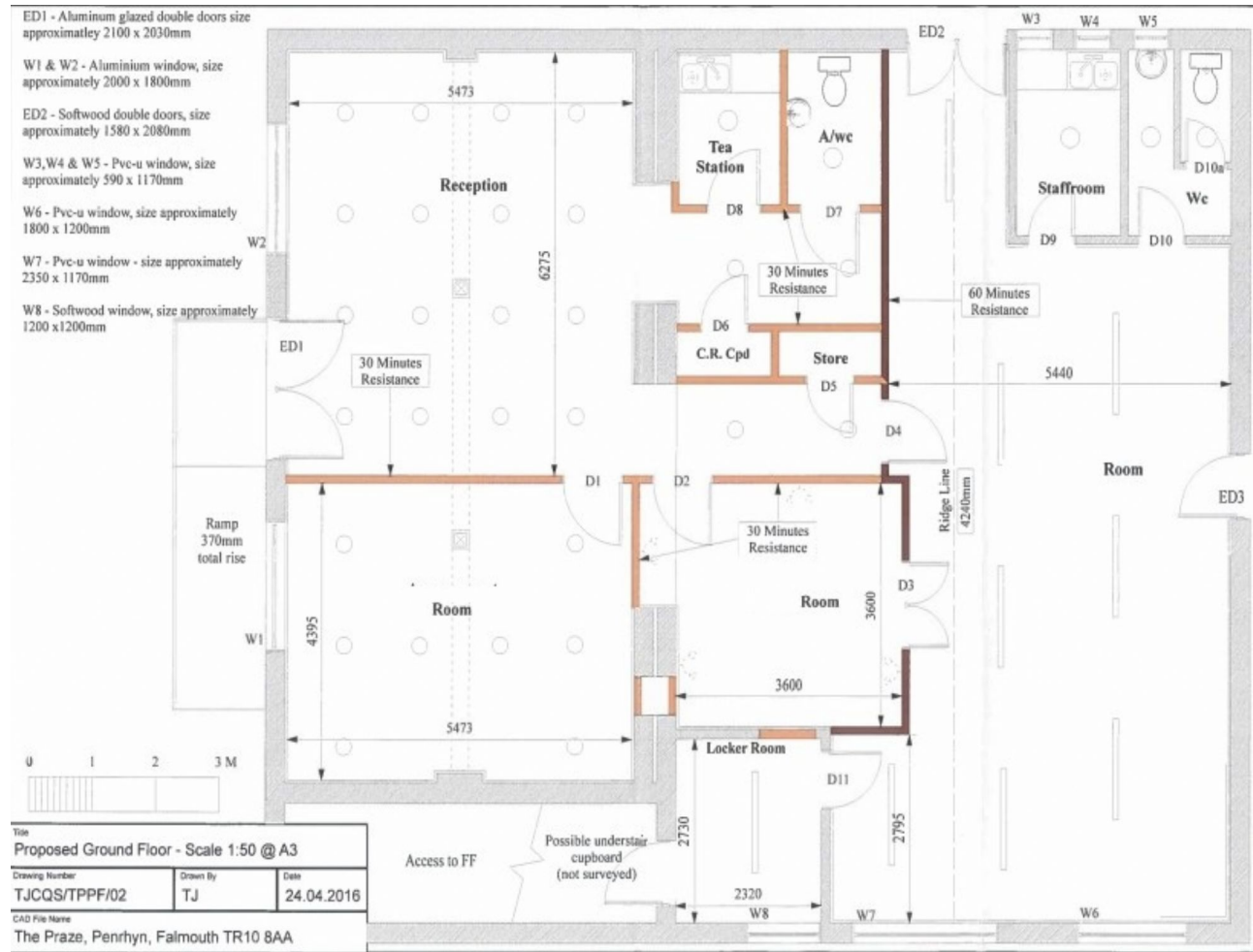
Email msn@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk







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