

Miller Commercial



Chartered Surveyors and Business Property Specialists



18 Duke Street, Padstow PL28 8AB

- RETAIL UNIT LOCATED IN POPULAR CORNISH COASTAL COMMUNITY
- PREMIUM PAYABLE
- PROMINENT TRADING POSITION IN MAIN THOROUGHFARE
- ENERGY PERFORMANCE EPC E103

£19,500 Per Annum Excl Leasehold



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LOCATION

The harbourside resort of Padstow is situated on Cornwall's North Coast and is one of the County's most popular destinations for tourism, experiencing high levels of visitors not only through the Summer months but also through the Spring and Autumn. The premises occupy a prominent trading position within one of the town's main thoroughfares.

PROPERTY

The premises comprise the ground floor of a stone fronted dwelling which has been converted to a retail unit. The dwelling is accessed via three steps to the front and includes a boxed window rather than a traditional shop front. The building is very attractive in nature and is well located within Duke Street amongst retailers including Fat Face, Joules and White Stuff, plus a number of smaller more independent local traders. The street benefits from good pedestrian footfall, particularly during the Summer period, which results from people walking along Lanadwell Street, Middle Street and Duke Street from one side of the harbour to the other.

SCHEDULE OF ACCOMMODATION

The premises are configured to provide:

Retail area of 26.9 Sqm (290 Sqft)

Access Lobby (doubling up as a changing room) 1.5 Sqm (16.0 Sqft)

Kitchen/Store 3.9 Sqm (42 Sqft)

WC

TENURE

The Lease will be on proportional FRI terms for a minimum period of 3 years and there will be a Premium for which offers are invited.

LEGAL COSTS

The ingoing lessee to bear the landlord's reasonably incurred legal costs in connection with the transaction.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

BUSINESS RATES

The premises have a Rateable Value of £15,250 per annum exclusive from the 2017 assessment. The proposed 2023 assessment is £15,250 (from 01/04/2023). To find out the actual amount payable visit <https://www.gov.uk/calculate-your-business-rates>.

SERVICES

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

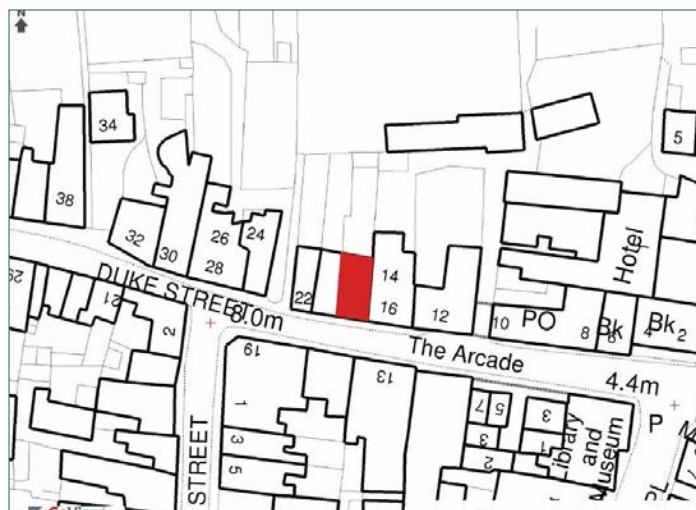
Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E (103).



VAT

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

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

or

Will Duckworth on 01872 247034 or via email

wd@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.

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