



THE REAR UNIT, 5 THE PRAZE, PENRYN, TR10 8AA

ASKING RENTAL - £13,500 PER ANNUM LEASEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists

SUMMARY:

- SHOWROOM/OFFICE & WAREHOUSE ACCOMMODATION
- WELL LOCATED ON THE EDGE OF PENRYN
- 8-10 ON SITE PARKING SPACES
- AVAILABLE IMMEDIATELY
- NEW LEASE OFFERED
- ENERGY PERFORMANCE ASSET RATING - C (69)

LOCATION:

The premises are well located within the Praze on the outskirts of Penryn close to Treluswell roundabout which serves the A39 link road from Truro to Falmouth and also connects with Redruth.

PREMISES:

The premises are versatile and considered suitable for a variety of uses including a light workshop, offices, gym/health and fitness and showroom.

TENURE:

The premises are offered by way of a new proportional repairing and insuring lease, the terms of which are open to negotiation.

LEGAL COSTS:

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

SCHEDULE OF ACCOMMODATION:

(All areas and dimensions are approx)

Gross Internal Width - 13.48m

Gross Internal Area - 11.64m

Gross Internal Area - 156.9 sq.m (1689 sq.ft)

The premises are divided into two main spaces via a stud partition wall and include a staff room, kitchen, office, wc's and storage areas - an internal inspection is recommended.

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 £6,600. For small business holders with just one premises this is likely to be below the minimum threshold.

However, please do not rely on this information and make your own enquiries with the local authority.

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 Certificate for this property is within Band C (69)

CONTACT INFORMATION:

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

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

or

Tom Smith on 01872 247013

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