



## UNIT 18 DUNVETH BUSINESS PARK, WADEBRIDGE, CORNWALL, PL27 7FE

A modern purpose built industrial unit located on the popular Duveth Business Park on the outskirts of the North Cornwall town of Wadebridge.

The unit offers good eaves height and a full height roller shutter door.

The unit is available on a leasehold basis by way of a new proportional FRI lease.

- **LONG LEASEHOLD FOR SALE**
- **MODERN INDUSTRIAL PREMISES**
- **ESTABLISHED TRADING ESTATE LOCATION**
- **GOOD ACCESS TO A39**
- **1418.9 SQ FT (131.8 SQ M)**
- **EPC C (66)**

**£197,500 LONG LEASEHOLD**

**LOCATION:**

Wadebridge is located on the Camel estuary on the north Cornish coast with the A39 Atlantic Highway providing access to nearby Padstow and the main A30 trunk road. Duveth Business Park is ideally located for access to the A39, being situated just behind Tesco supermarket, Aldi, B&M and the Royal Cornwall Showground.

**DESCRIPTION:**

A modern purpose built industrial unit located on the popular Duveth Business Park on the outskirts of the North Cornwall town of Wadebridge. The unit offers good eaves height and a full height roller shutter door. The unit is available for sale on a long leasehold basis.

Overflow parking is available in an estate carpark, spaces are available via separate negotiation.

**SCHEDULE OF ACCOMMODATION:**

Width: 7.8m

Depth: 16.9m

Gross Internal Area: 131.8 Sq m (1418.9 Sq ft)

Includes office and WC facilities.

**SERVICE CHARGE:**

A service charge is payable in respect of the upkeep and maintenance of the common parts of the estate.

**TENURE:**

The remainder of the 999 year long leasehold interest is available, further information is available by request.

The property is also available for lease, please see our other listing or request further information.

**VAT:**

This property has been elected for 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](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £11,500 as per the 2023 assessment. 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 C (66).

**LOCAL AUTHORITY:**

Cornwall Council

General Enquiries: 0300 1234 100

Planning: 0300 1234 151

Website: [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.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

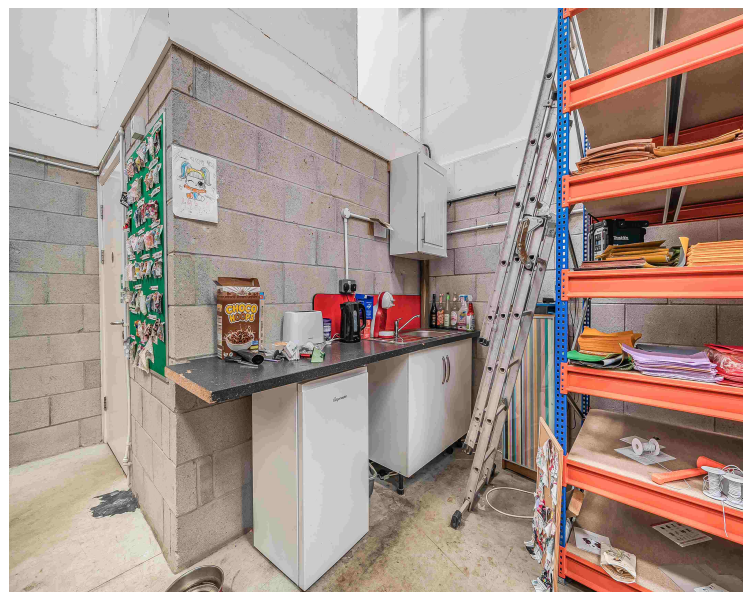
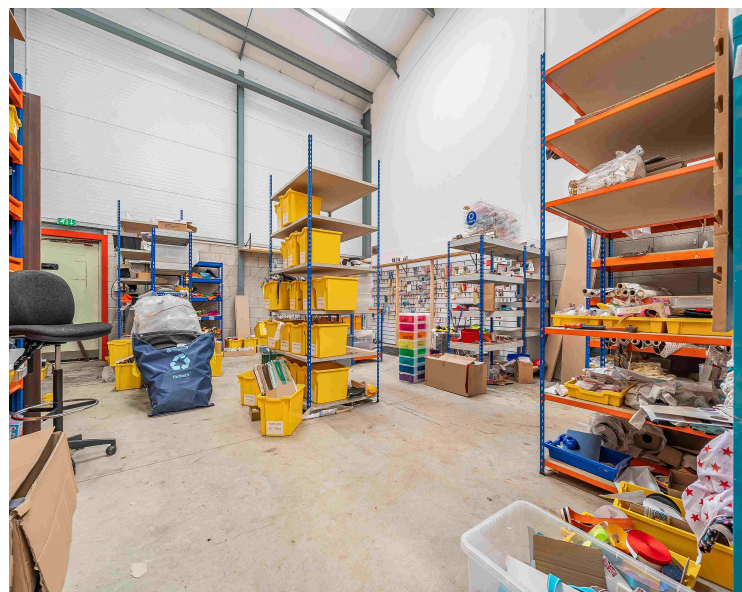
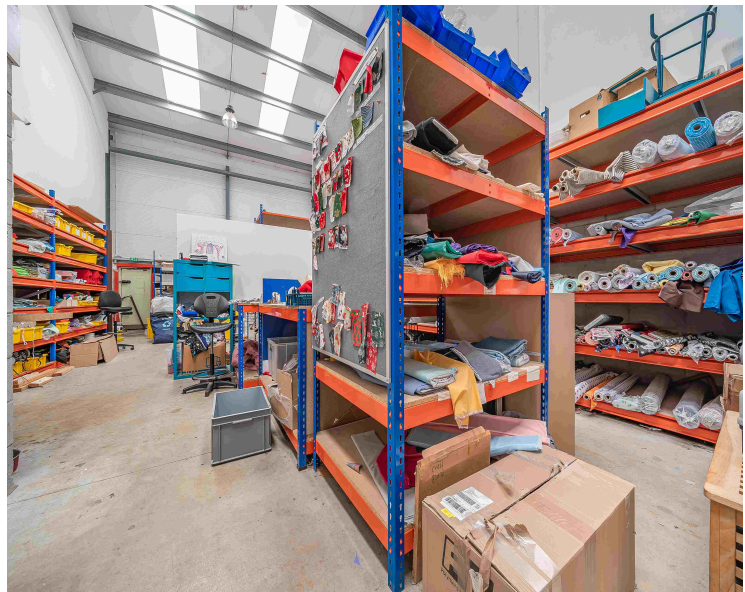
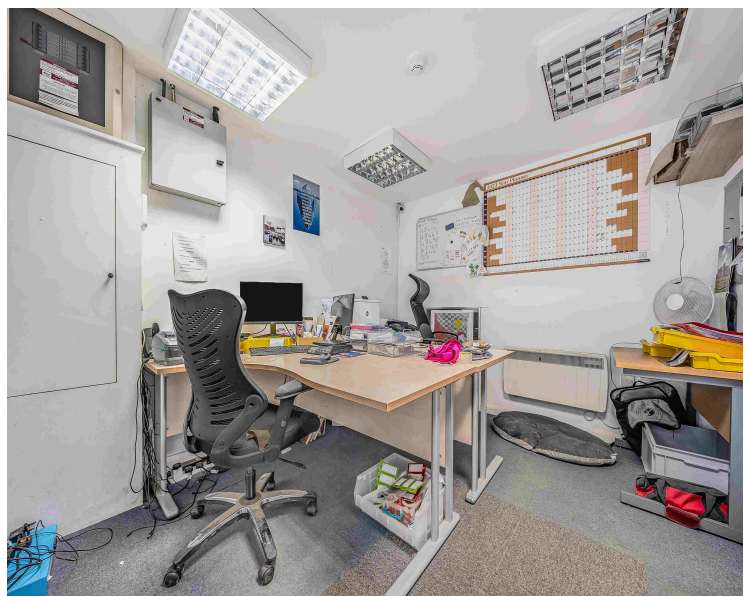
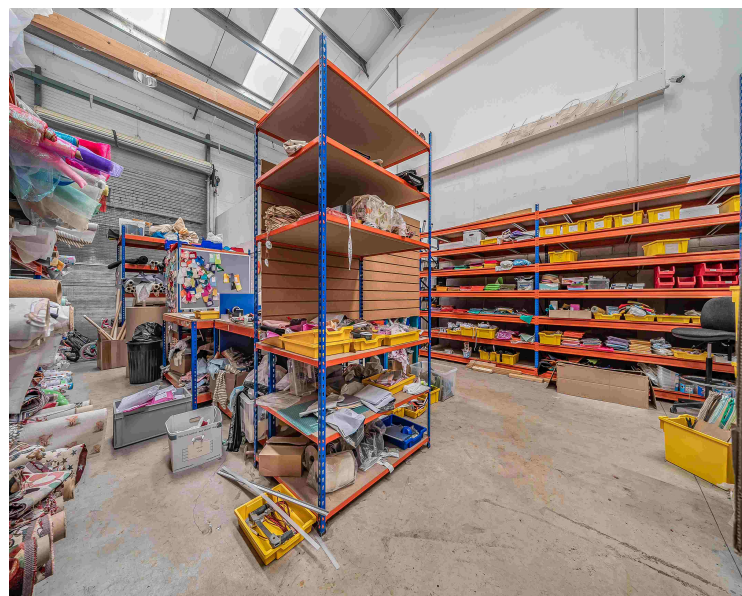
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**Mike Nightingale** on 01872 247008

Email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)

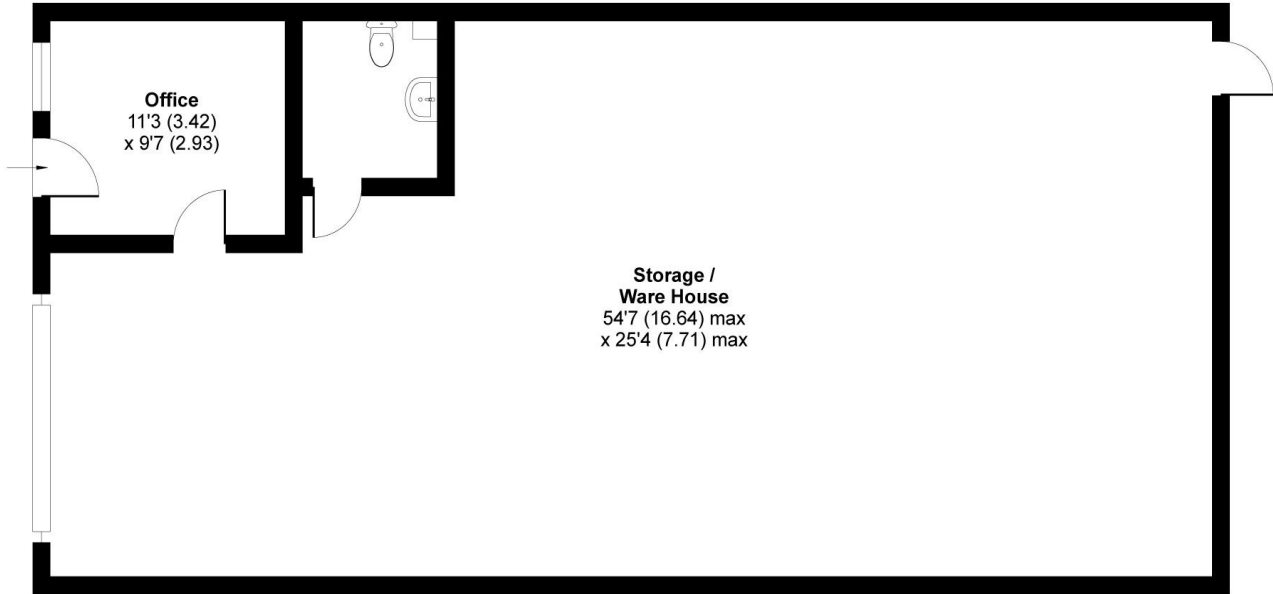




# Unit 18 , Dunveth Business Park, Wadebridge, PL27 7FE

Approximate Area = 1381 sq ft / 128.3 sq m

For identification only - Not to scale



**GROUND FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Miller Commercial LLP. REF: 1218096



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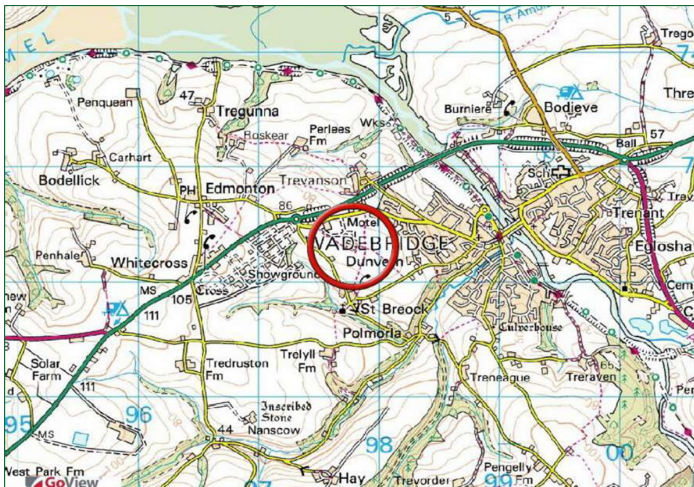
EG Radius Leaderboards





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Unit 18  
Dunveth Business Park  
Wadebridge



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