

Miller Commercial

Chartered Surveyors and Business Property Specialists



FIRST FLOOR, UNIT 4, SOUTHVIEW HOUSE, CARCLAZE, ST AUSTELL, PL25 4EJ

A well presented modern first floor self contained office suite in an easily accessed location with designated parking. Far reaching views over St Austell and to the bay beyond. Conveniently located next to the Premier Inn, Carclaze Restaurant, St Austell Conference Centre, Niles Bakery/Cafe and the 'Clay Trails'.

- MODERN FIRST FLOOR OFFICE SUITE
- 1,006 SQ FT (93.5 SQ M)
- WELL LOCATED TO ACCESS THE A390
- ALLOCATED PARKING
- ESTABLISHED, POPULAR TRADING LOCATION
- FAR REACHING VIEWS
- EPC C61

£15,500 PER ANNUM EXCLUSIVE



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LOCATION:

Conveniently located next to the Premier Inn, Carclaze Restaurant, St Austell Conference Centre, Niles Bakery/Cafe and the 'Clay Trails' with far reaching views over St Austell and to the bay beyond.

DESCRIPTION:

A well presented modern first floor self contained office suite in an easily accessed location with designated parking.

SCHEDULE OF ACCOMMODATION:

Area 1,006 sq ft (93.5sq m). Open plan area with separate enclosed office and kitchenette. Accessed via a communal porch benefiting from the use of a disabled WC/wet room on the ground floor and further WC on the first floor.

3 x Allocated parking spaces

1 x Disabled parking space

Use of cycle storage and refuse area.

CYCLE TO WORK:

The property is located next to "The Clay Trails". Cycle racks are available to the front of the building and a wet room is provided on the ground floor.

LEASE TERMS:

The property is offered with a new lease, the terms of which are subject to negotiation.

Available during February 2024.

BUILDINGS INSURANCE

Landlord to insure and recover.

SERVICE CHARGE:

A service charge is payable of which the tenant is responsible for a fair proportion. The service charge is being updated, details are available upon request.

VAT:

This property is elected for VAT.

LEGAL COSTS:

The incoming Tenant to be responsible for the Landlord's reasonably incurred legal costs.

AGENTS NOTE:

The internal photos were taken prior to the existing Tenancy commencing.

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 £8,900 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 (61).

VIEWING AND CONTACT INFORMATION:

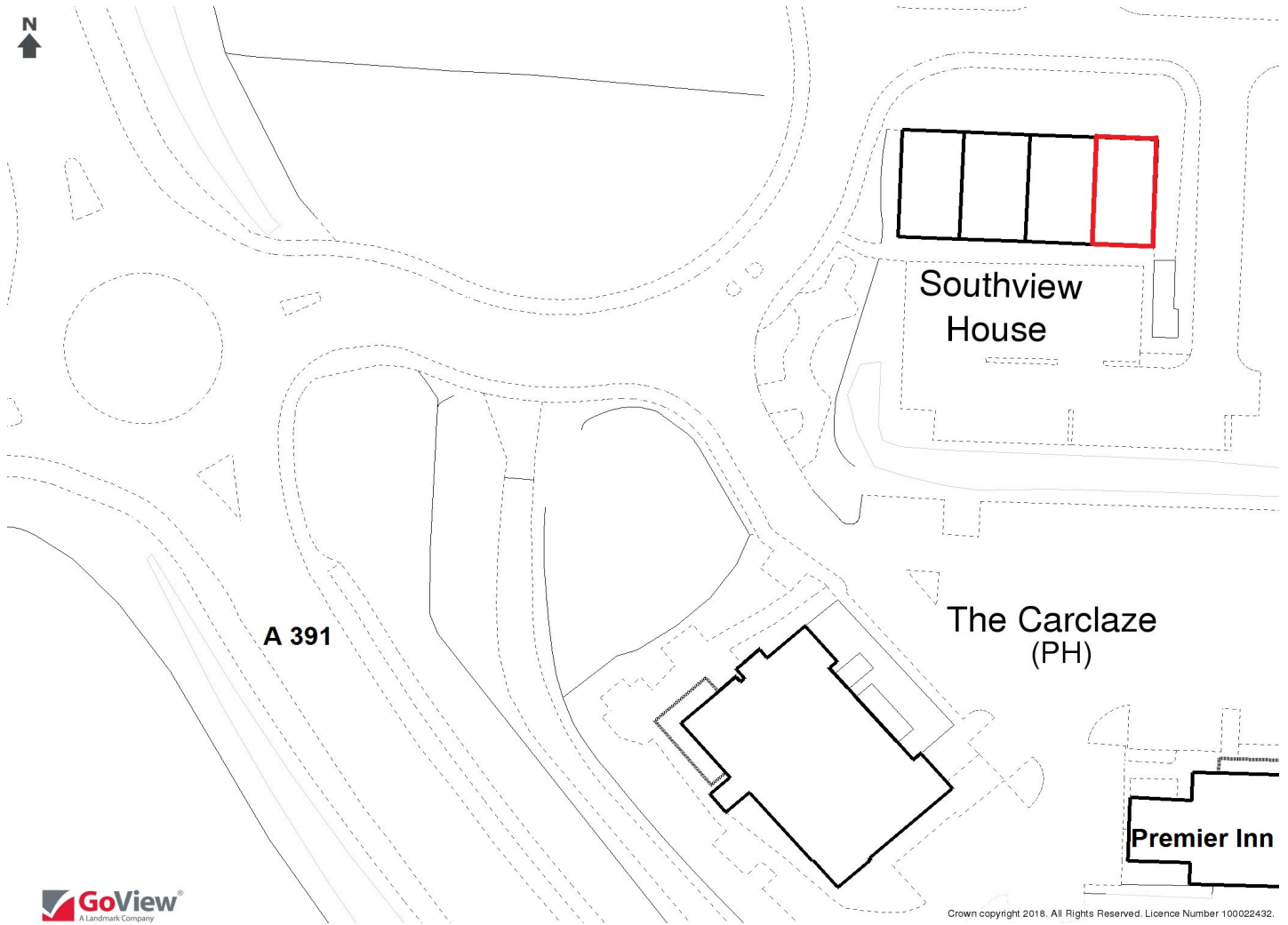
Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

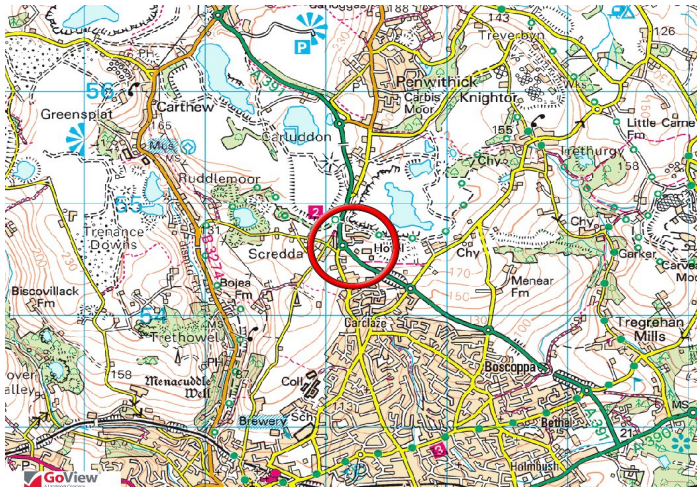
Email th@miller-commercial.co.uk

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk



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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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