

Miller Commercial

Chartered Surveyors and Business Property Specialists



Unit 5 Chapel Parc, Chapel Town, Summercourt TR8 5AH

- TO LET - BRAND NEW RETAIL UNIT
- PROMINENT POSITION ADJOINING A30
- NET INTERNAL ARE 183 SQ.M (1970 SQ.FT)
- PROPORTIONAL FULL REPAIRING LEASE

£22,000 Per Annum Excl Leasehold



01872 247000 | www.miller-commercial.co.uk

LOCATION

Chapel Parc is situated adjacent to the A30, Cornwall's main trunk road. Both east and west bound slip roads are in close proximity giving the unit excellent transport links. Summercourt is home to various businesses including: Clive Mitchells Cycles, Clock Garage, Dales main dealership for both Renault and Suzuki Cars as well as general village amenities. Phase 1 was completed three years ago with Phase 2 now complete. The development includes Clive Mitchell Cycles, a kitchen showroom (currently being fitted out), Venton Conference Centre, a unit currently under offer to a leisure goods operator and a vacant cafe.

DESCRIPTION

A terrace of well presented, modern glass fronted retail units with first floor conference centre above overlooking a central car park. The premises are fully DDA compliant. This is a well presented estate with perimeter fencing, gated entrance and pleasant landscape features.

ACCOMMODATION

The premises have a Net Internal Area of 183 sq m (1970 sq ft).

The will include a wc /shower and basic lighting and otherwise will be ready for fitting out.

LEASE TERMS

The premises are offered by way of new proportional full repairing and insuring leases with external repairs and maintenance being covered by way of a service charge - further details available upon request.

LEGAL COSTS

Each party to bear their own.

BUSINESS RATES

Business Rates will only be assessed following practical completion of the building.

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
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

VAT

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



ENERGY PERFORMANCE CERTIFICATE

These will be assessed following practical completion of the building.

CONTACT INFORMATION

For further information please contact:

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk

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