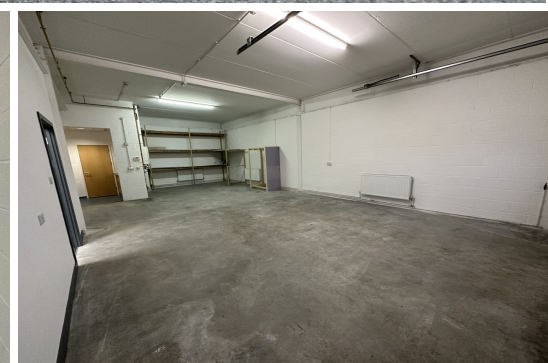
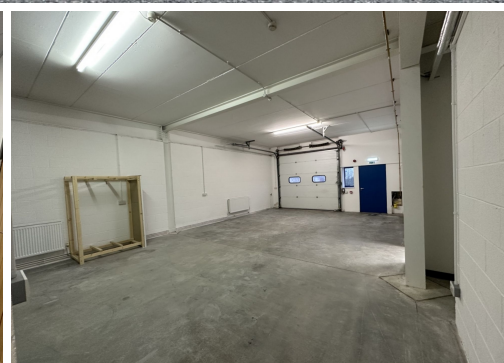


Miller Commercial

Chartered Surveyors and Business Property Specialists



GROUND FLOOR, 20 CALLYWITH GATE, BODMIN, PL31 2RQ

- TO LET
- VERSATILE OFFICE/WAREHOUSE PREMISES
- AVAILABLE IMMEDIATELY
- 1492 SQ FT (138.6 SQ M)
- MIN. 3 CAR PARKING SPACES
- ENERGY PERFORMANCE ASSET RATING C(63)

£14,000 PER ANNUM EXCL PLUS VAT LEASEHOLD



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

LOCATION:

The property is situated approximately one mile to the north east of Bodmin town centre on the Callywith Gate Industrial Estate which adjoins the A30 dual carriageway. Access to the A38 linking Plymouth is approximately 0.75 miles to the south of the property.

PREMISES:

A ground floor office with workshop/store. The interior configuration is versatile and the layout can be altered as necessary.

SCHEDULE OF ACCOMMODATION:

Office Area 33.2 sq.m (358 sq.ft)
Workshop/Storage Area 63.5 sq.m (684 sq.ft)
Kitchen Area 4.7 sq.m (50 sq.ft)
WC & Cleaners store
Gross Internal Area 138.6 sq.m (1122 sq.ft)

LEASE TERMS:

The premises are available to let on a new proportional full repairing and insuring lease.

LEGAL COSTS:

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

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 £9,800. This is below the threshold where businesses who only hold one commercial premises pay 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 C (63).

**CONTACT INFORMATION:**

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

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Will Duckworth on 01872 247034
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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