



OFFICE INVESTMENT, STERLING HOUSE, GREEN COURT, TRURO, TR4 9LF

Guide price: £290,000 Freehold

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Nearby occupiers include BT, NHS, Kelsall Steele, Datasharp UK, Cornwall Council, Ward Williams, NFU as well as a host of trade counters, retail showrooms and light industrial occupiers. Within close proximity to Truro Business Park are Truro College and the main hospital in Cornwall – Treliske.

DESCRIPTION:

An opportunity to acquire an investment of a strong covenant in a modern office block in the heart of Truro Business Park at Threemilestone Industrial Estate, Truro's main business hub. The property occupies an end position within Green Court, a private development of office buildings accessed via a private road. Ignition Credit have agreed terms on a 5-year lease renewal at an annual rent of £21,500. A copy of the lease is available upon request.

We are instructed to seek offers of £290,000 representing a net initial yield of 7.19% allowing for purchaser's costs at 3.18%.

SCHEDULE OF ACCOMMODATION:

The premises comprise an accessible WC, open plan office space, board room and kitchen to the ground floor. The first floor is similar with a WC, open plan office, two private offices and a kitchenette. The total floor area, measured under IPMS 3 is 1,731 Sq Ft / 160.8 Sq M.

TENURE / LEASE TERMS:

The property is held freehold and let to Ignition Credit PLC. The lease-renewal is scheduled to complete March 2025 at a rent of £21,500 PAX.

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 £8,100 for the ground floor and £9,000 for the first floor. To find out how much business rates will be payable there is a business rates estimator service via the website.

VAT:

All the above prices/rentals are quoted exclusive of VAT. The property is elected for VAT and therefore this sale is being treated as the transfer of a going concern.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been applied for and will be available shortly.

VIEWING AND CONTACT INFORMATION:

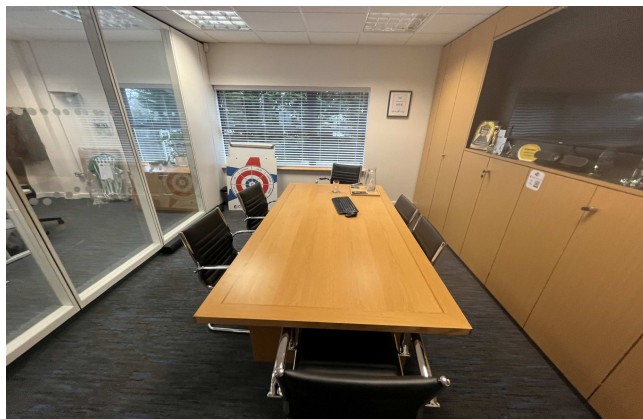
Strictly through Miller Commercial. Please contact either:-

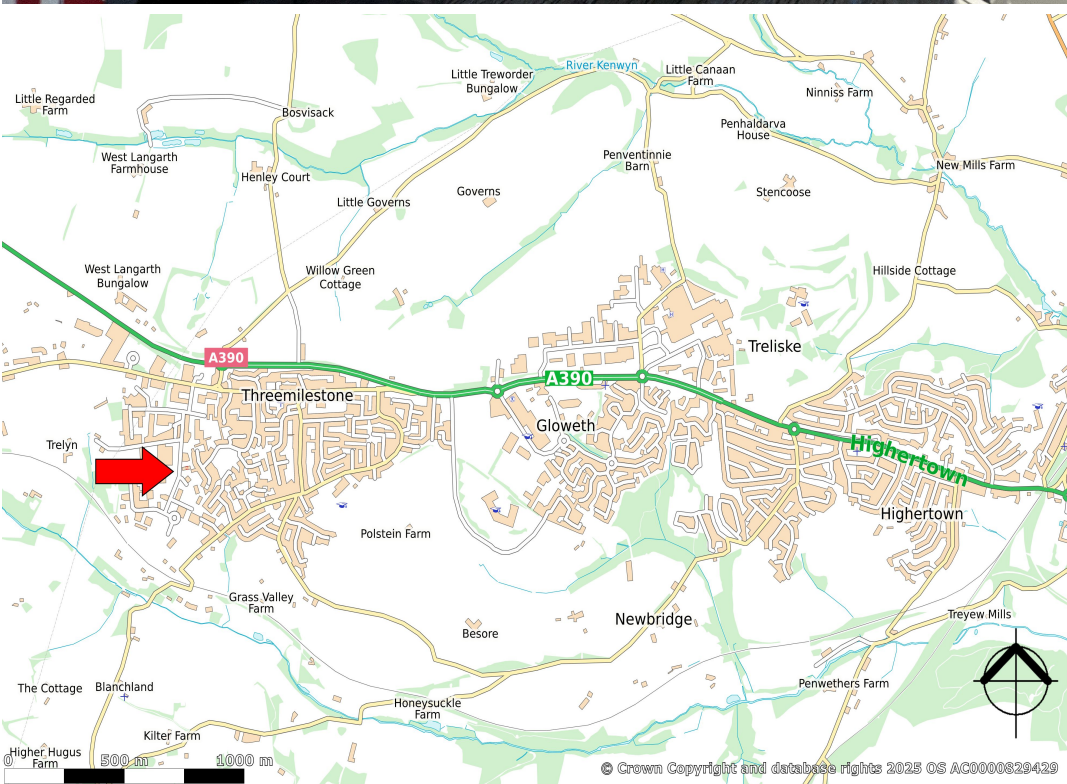
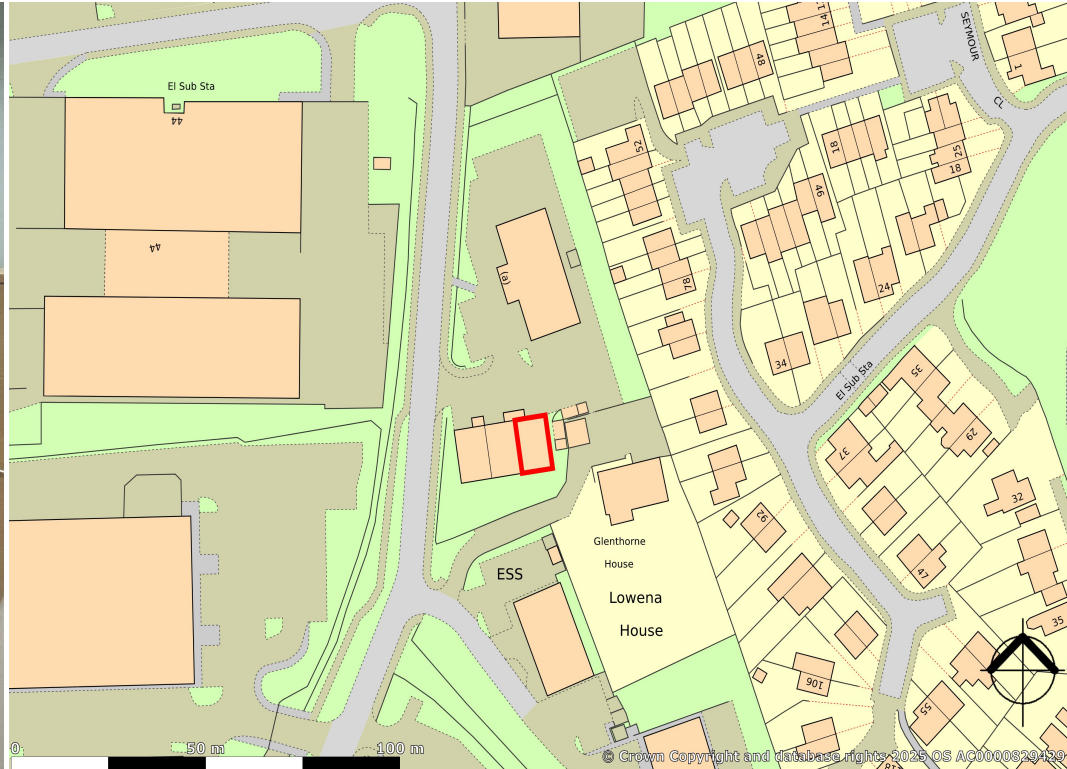
Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk







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