

Miller Commercial

Chartered Surveyors and Business Property Specialists



Former Cafe, Unit 3/6 Chapel Parc, Chapel Town, Summercourt TR8 5AH

- TO LET - MODERN RETAIL/CATERING UNIT
- EQUIPMENT/FIXTURES & FITTINGS NOT INCLUDED
- PROMINENT POSITION ADJOINING A30
- NEW LEASE OFFERED

£25,000 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 and ready for occupation. Occupiers on the site include Clive Mitchell Cycles, Venton Conference Centre and a Kitchen Showroom (currently being fitted out) and another units which is currently under offer.

DESCRIPTION

A retail space currently fitted out as a cafe with servery and seating at the front and extensive kitchen to the rear. The first floor currently provides an open plan seating area but could however be utilised as offices or showroom premises.

ACCOMMODATION

Ground Floor

Net Internal Area - 118.0 sq m (1270 sq ft)

First Floor

Net Internal Area - 83.6 sq m (900 sq ft)

2 X WC and passenger lift.

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

There are currently two assessments in respect of the premises. The ground floor has a Rateable Value of £19,000 whereas the first floor (known as Unit 6) has a rateable value of £13,750. The Government has provided business rates relief for retail, hospitality and leisure businesses in the 2020-2021 tax year. For more information please visit <https://www.gov.uk/guidance/check-if-your-retail-hospitality-or-leisure-business-is-eligible-for-business-rates-relief-due-to-coronavirus-covid-19>

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. VAT is payable upon the rent.

FIXTURES AND FITINGS

Please note that the fixtures and fittings and furniture and equipment shown in the images are not included within a letting.



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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