

Miller Commercial

Chartered Surveyors and Business Property Specialists



River Barns, Bridge, Portreath TR16 4QG

- IMMEDIATELY AVAILABLE COMMERCIAL UNIT
- CLOSE TO THE NORTH COAST AND A30
- CIRCA 113 SQM
- PARKING FOR 8 - 10 CARS
- SUITABLE FOR A VARIETY OF USES
- EPC A (19)

£14,000 Per Annum Excl Leasehold



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

LOCATION

This is an exciting opportunity to acquire high specification premises, conveniently situated just minutes from the A30, adjoining a small mixed use business park. The Town of Redruth is approximately 3.5 miles distant with the Bustling Harbourside village of Portreath being approximately 1 mile from the site.

DESCRIPTION

This recently completed unit benefits from Class "R" Planning Consent and as such is suited to a variety of uses including:- Retail, Office and storage. Food preparation, catering and cafe uses will NOT be suitable. The unit extends to approx 113 sqm, with, laminate flooring, radiators, vaulted ceiling, unisex toilet and a separate disabled toilet. Externally, the unit has a covered veranda and car parking for approximately 8 - 10 vehicles.

UTILITIES

The tenant will be responsible for their own business rates (if applicable), the landlord will invoice the tenant monthly for Electricity and Water.

TENURE

The premises are immediately available by way of a new 5 Year Full Repairing and Insuring Lease at a commencing rental of £14,000 per annum payable monthly in advance, with all other terms to be agreed.

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band A (19)

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> to establish the rateable value for the unit.

VALUE ADDED TAX

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

CONTACT INFORMATION



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

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk

VIEWING

Strictly by prior appointment through Miller Commercial.

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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

