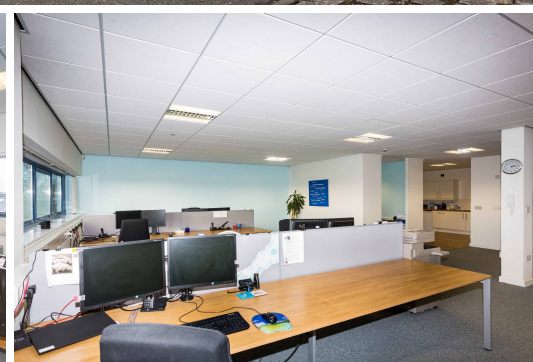
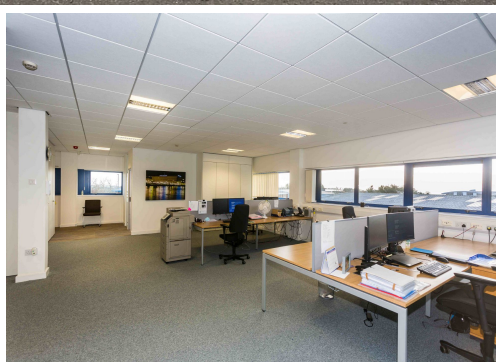


Miller Commercial

Chartered Surveyors and Business Property Specialists



Long Leasehold Investment, 16 Callywith Gate, Bodmin, PL31 2RQ

- INVESTMENT - MODERN OFFICE PREMISES
- TENANTED UNTIL AUGUST 2028
- ANNUAL RENT OF £30,000
- NET INITIAL YIELD OF 8%
- 999 YEAR LONG LEASEHOLD
- NOTE: INTERIOR PHOTOGRAPHY TAKEN PRIOR TO TENANT FIT OUT AS SCHOOL PREMISES

Guide Price: £390,000



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.

Callywith Gate is a modern industrial/office park located close to the A30 and A28 trunk roads. The area is important as it is home to Callywith College and is close to Cookland Industrial Park and Bodmin Business Park. There are a number of businesses on Callywith Road including Bodmin Retail Park (Homebase, Christies Furniture, Carpet Right, Halfords and McDonalds), Asda, KFC and B&M.

LEASE TERMS:

Transforming Futures Multi Academy Trust are under a 6-year lease until August 2028 at a passing rent of £30,000 per annum.

There is a rent review at year 3 to RPI or market rent, whichever is the greater, alongside a tenant break option in year 3.

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 £19,750.

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

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

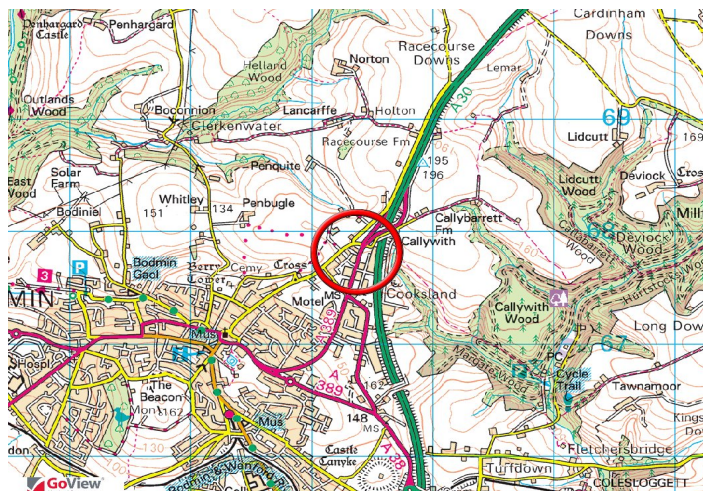
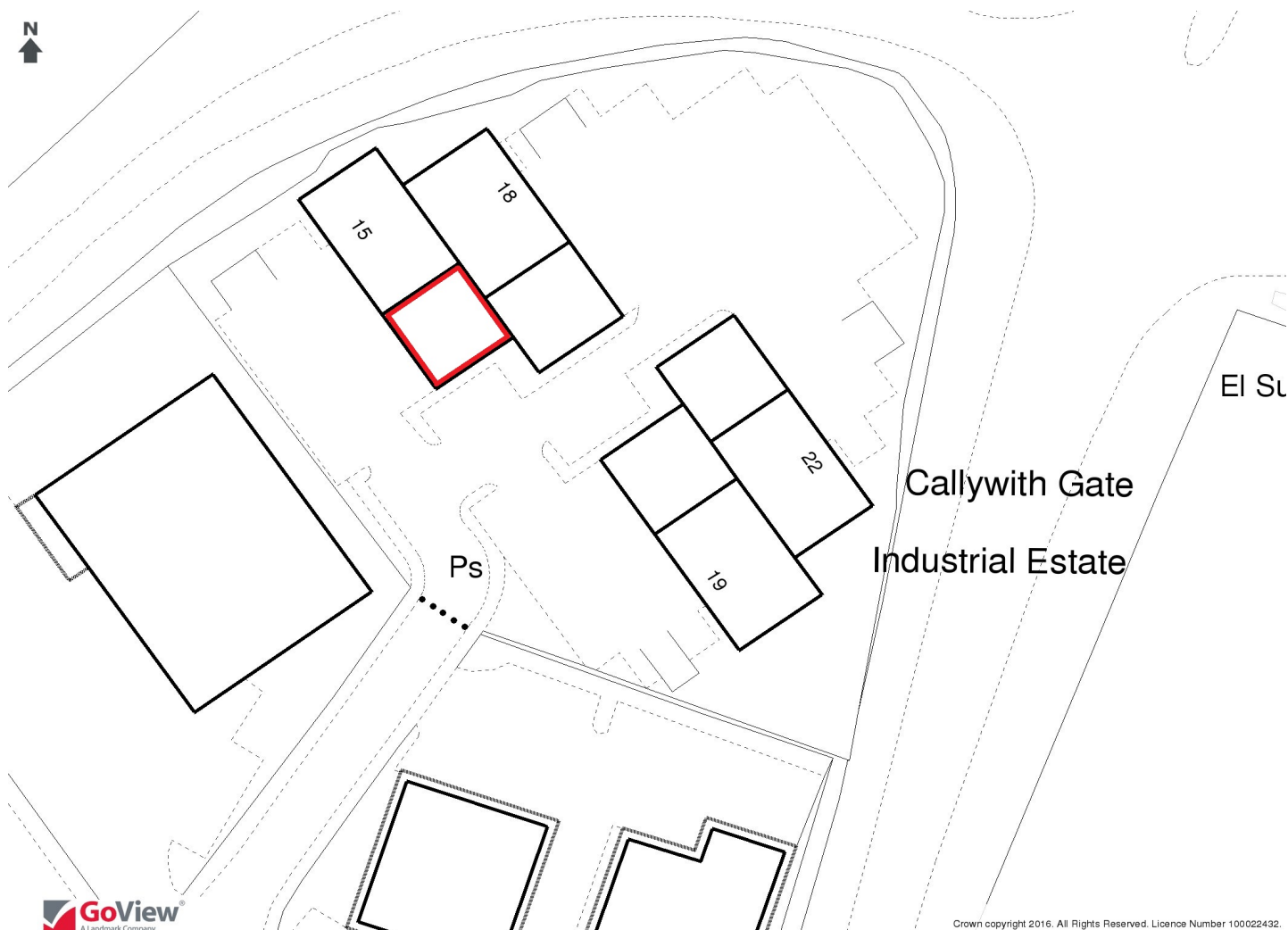
The Energy Performance Rating for this property is C (56).

CONTACT INFORMATION:

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

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

Tom Smith on 01872 247013
Email ts@millers-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.

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



Miller Commercial

