



RETAIL/OFFICE PREMISES, FRONT OF SULLY'S FRAMING, COMMERCIAL ROAD, PENRYN, TR10 8AG

Offers in Excess of £300,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The property is located on Commercial Road which is the principal road connecting Penryn and Falmouth. Situated along here is a mix of retail, retail warehousing, retail showrooms and offices. Falmouth itself is 2 miles away, with Truro 9 miles to the north.

DESCRIPTION:

This versatile space is a semi-detached retail showroom/workshop unit with a front retail area, office, kitchenette and w/c. To the rear is the workshop area and attic space for storage. The space benefits from a large glass frontage, ample nearby parking and a visible position on Commercial Road. There is the potential for development, subject to the correct permissions.

A viewing is encouraged to fully appreciate the layout and potential of the premises.

SCHEDULE OF ACCOMMODATION:

All measurements are approximate and are in accordance with RICS Property Measurements, gross internal area:

Front section - 1,366 Sq Ft / 126.88 Sq M

Rear section - 758 Sq Ft / 70.43 Sq M

Office, kitchenette & WC - 164 Sq Ft / 15.22 Sq M

Total: 2,288 Sq Ft / 213.53 Sq M

TENURE

Freehold. The premises form part of a larger freehold title which will split.

We are instructed to seek offers in excess of £300,000 for the freehold interest.

VAT:

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

LEGAL COSTS:

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

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. As this forms part of the whole it will be re-assessed upon the title being split. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (64).

VIEWING AND CONTACT INFORMATION:

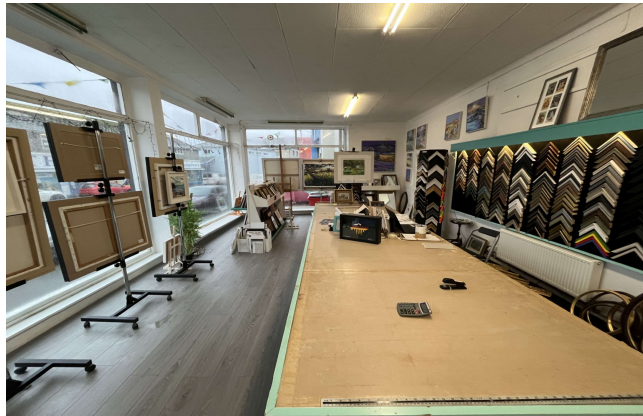
Strictly through Miller Commercial. Please contact either:-

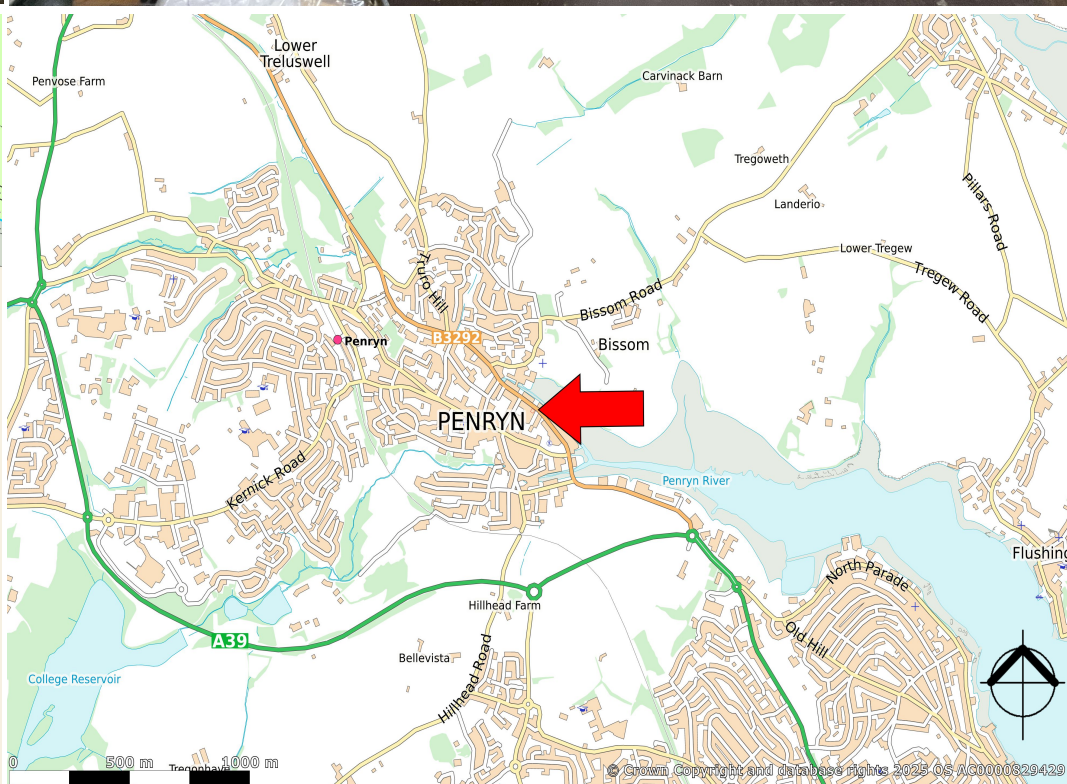
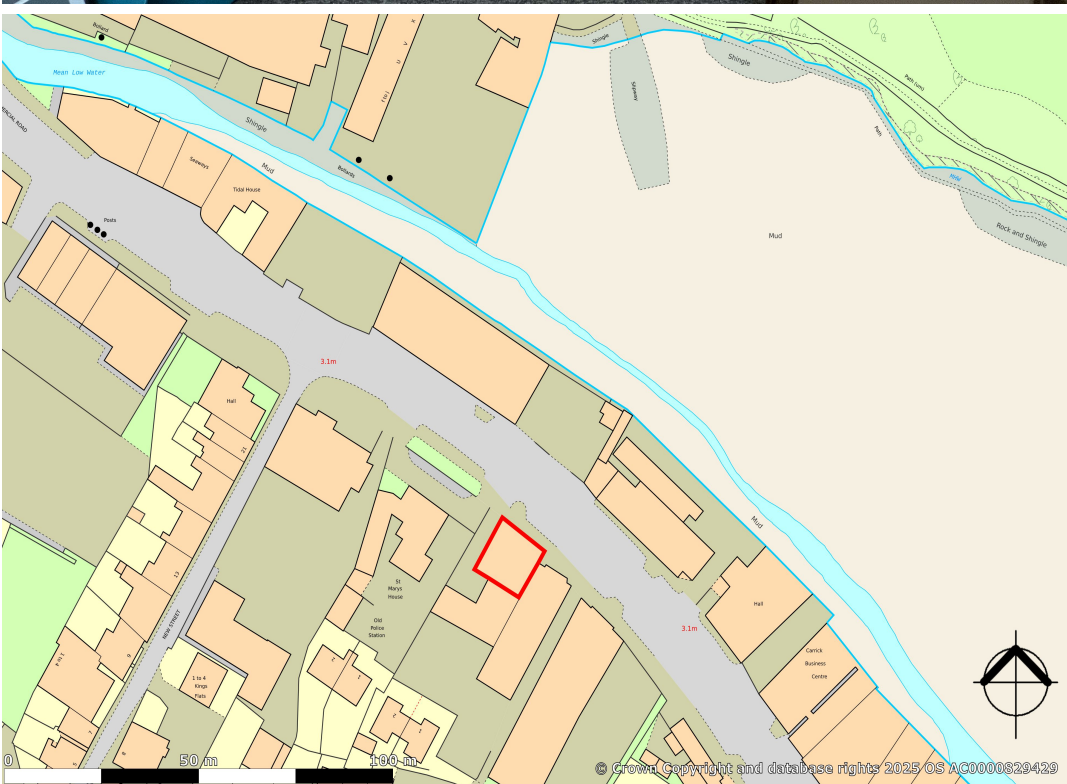
Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk







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



EG Radius Leaderboards