

Miller Commercial

Chartered Surveyors and Business Property Specialists



10A - D EASTCLIFFE ROAD, PAR, PL24 2AH

- FREEHOLD INVESTMENT FOR SALE
- FULLY LET AND INCOME PRODUCING
- MIX OF 4 SEPARATE RETAIL UNITS

- POPULAR LOCATION
- 2,084 SQ FT
- EPC C(54) - D(80)

210000



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LOCATION:

The property is located in Par which is approximately five miles east of St Austell. The premises has road side frontage and within walking distance to Par Beach. There is short stay parking to the front of the property and a car park opposite. There is a mainline railway station with direct trains to London Paddington and road access onto the A390 which in turn leads to both the A38 and A30. The ancient and picturesque harbour side town of Fowey lies just 3 miles along the coast to the east and has an excellent range of high quality shops, restaurants and bars. Sailing enthusiasts will find first class opportunities around the Fowey Estuary.

PREMISES:

The property comprises a detached retail parade building separated into four lock up units. There is short stay parking to the front.

SCHEDULE OF ACCOMMODATION:

10A - 78.13 sq m (841 sq ft)

10B - 49.45 sq m (532 sq ft)

10C - 48.35 sq m (520 sq ft)

10D - 17.74 sq m (191 sq ft)

TOTAL - 193.67 sq m (2,084 sq ft)

LEASE TERMS:

10A - £6,900 per annum. 6 year lease from September 2019. We understand a new 6 year lease has been requested and currently in solicitors hands.

10B - £4,200 per annum. 3 year lease from April 2023.

10C - £3,900 per annum. 3 year lease from July 2020. We understand a new 3 year lease has been requested and currently in solicitors hands.

10D - £3,500 per annum. 3 year lease from April 2023.

TOTAL - £18,500 per annum

(We understand all leases are on an FRI basis and excluded from the 1954 Landlord & Tenant Act).

VAT:

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

VIEWING:

Strictly by prior appointment through Miller Commercial or via our joint agent May Whetter & Grose.

ENERGY PERFORMANCE CERTIFICATE:

Unit 10A - C(66)

Unit 10B - C(54)

Unit 10C - C(60)

Unit 10D - D(80)

CONTACT INFORMATION:

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

Thomas Hewitt on 01872 247025

Email th@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.

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