



## GROUND FLOOR HARDY CARPETS, CHYVELAH ROAD, THREEMILESTONE, TRURO, TR3 6BY

Hardy Carpets occupies part of the ground floor at Mitchell House, home to Cornwall Glass in Threemilestone. They are seeking to assign their lease, with 4 years left to run, to this attractive and modern retail/showroom premises.

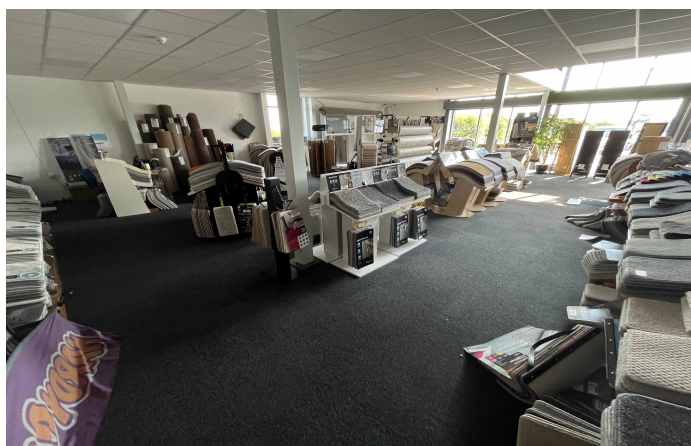
The space measures 12.88m x 9.3m and would be suitable for a variety of uses to complement the area and business of Cornwall Glass.

The passing rent is £18,000 per annum with a rent review due in May 2024. The Tenant is also liable to pay a service charge contribution, with details and a copy of the lease available upon request.

- LEASE ASSIGNMENT - EXPIRES MAY 2027
- RETAIL/SHOWROOM PREMISES
- OCCUPIES PART OF CORNWALL GLASS
- 1,289 SQ FT (119.8 SQ M)
- 4 DEMISED CAR PARKING SPACES
- EPC: 'B' (46)

**Rent: £18,000 PAX**





### LOCATION:

Mitchell House lies on the outskirts of Threemilestone just west of Truro accessed via the A390 which provides the A30 that stretches west to Penzance and east to Exeter. The park and ride car park is a convenient short walk away, just outside Threemilestone. The mainline train station at Truro is less than 3 miles away offering regular services to Plymouth, Exeter, Bristol and London.

### PREMISES:

The premises form part of Mitchell House which is home to Cornwall Glass, a modern purpose built showroom and retail unit with ample customer car parking.

### SCHEDULE OF ACCOMMODATION:

The space measures 12.88m x 9.3m totalling 119.8 Sq M / 1,289 Sq Ft

### LEASE TERMS:

The premises are available by way of a lease assignment. The current lease commenced on 10 May 2021 and expires 9 May 2027 at a rent of £18,000 PAX. A copy of the lease is available upon request. There is provision for a service charge which includes all utilities, business rates contribution, and external maintenance. This is capped at £740 pcm.

### 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](http://www.cornwall.gov.uk)

### BUSINESS RATES:

The building as a whole has a rateable value of £65,000. The Landlord recovers a portion through the service charge.

### VIEWING:

Strictly by prior appointment through Miller Commercial.

### ENERGY PERFORMANCE CERTIFICATE:

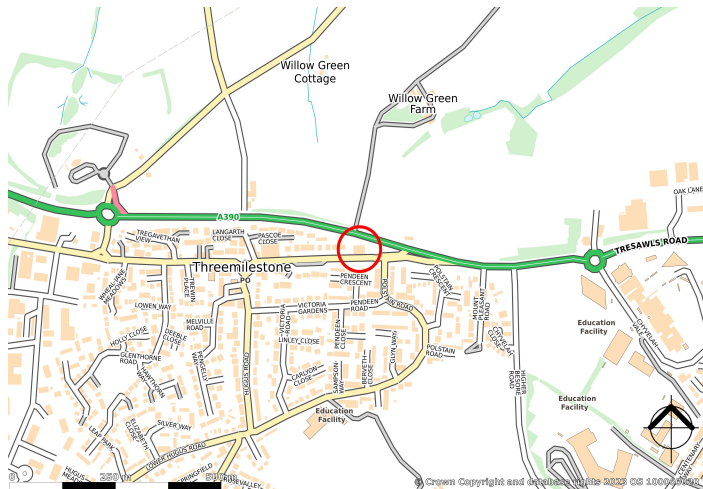
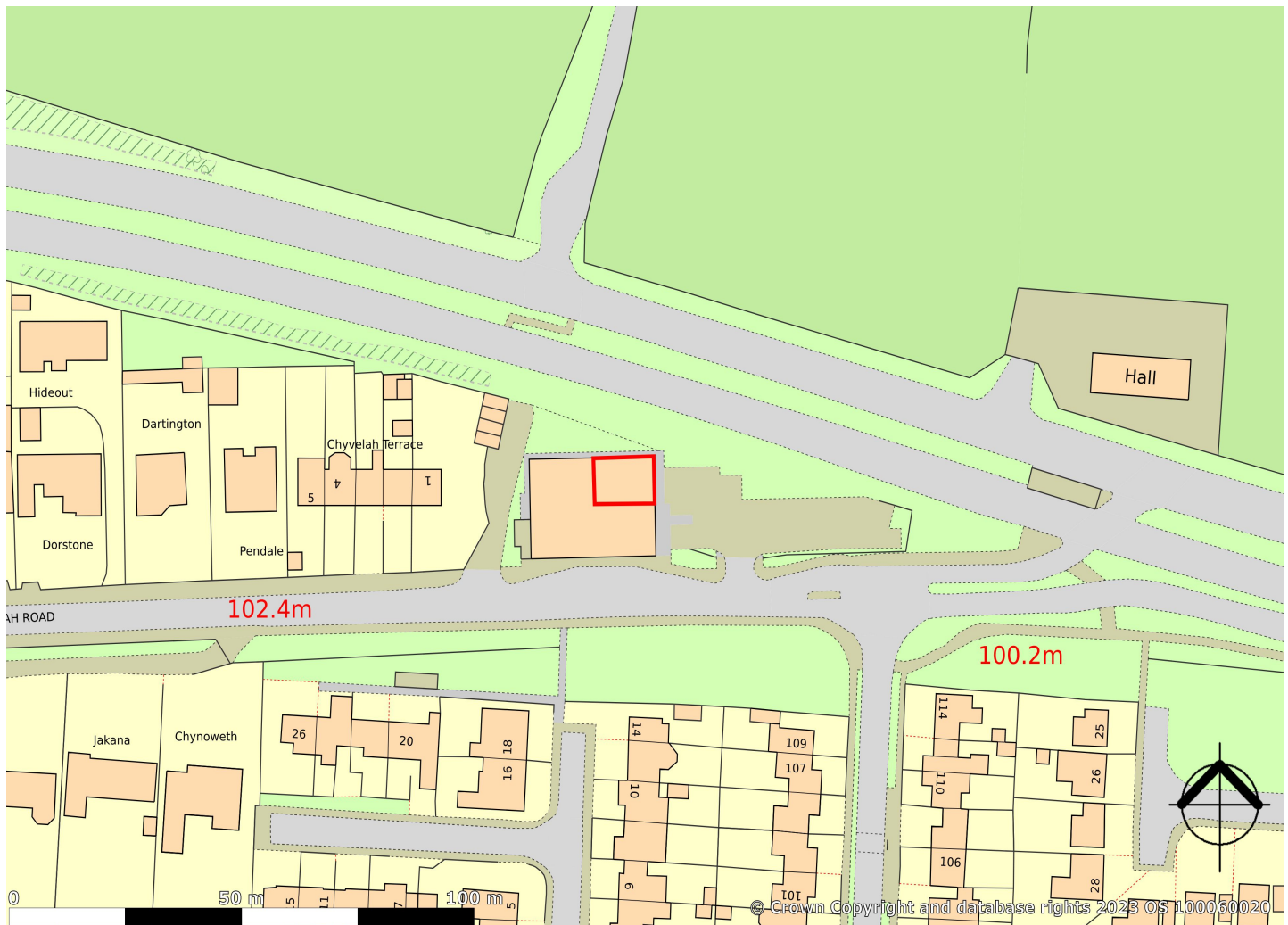
The Energy Performance Rating for this property is B (46).

### CONTACT INFORMATION:

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

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