

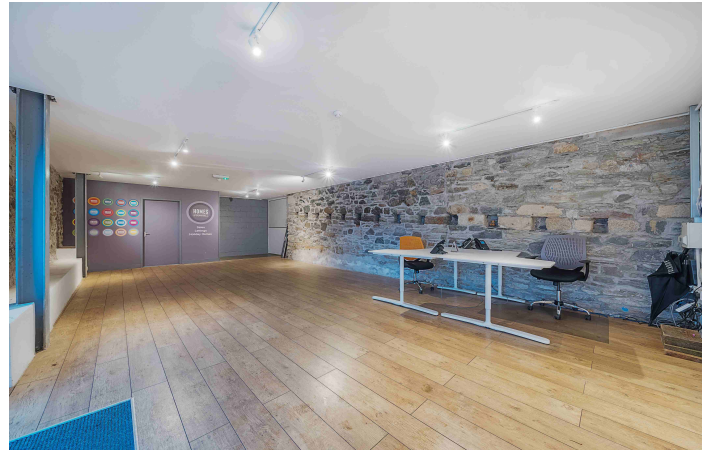


1 THE LONGSTORE, CHARLESTOWN, PL25 3NJ

Unit 1 is an attractive self-contained lock-up retail/office unit. The premises offer a well-presented, rectangular unit with a WC and a small tea station to the rear. The unit is located in a high quality development on the edge of Charlestown Harbour, Well suited for a wide variety of uses ranging from office to retail, complimentary therapy etc.

- **COASTAL RETAIL/OFFICE PREMISES**
- **579 SQ FT (54 SQ M)**
- **LOCATED IN COURTYARD ADJACENT TO CHARLESTOWN HARBOUR**
- **ATTRACTIVE PREMISES WITH ALLOCATED PARKING SPACE**
- **NEW LEASE AVAILABLE**
- **EPC D (85)**

, £12,000 PER ANNUM EXCLUSIVE



LOCATION:

Unit 1, The Longstore is located on the western side of Charlestown's iconic harbour in a private courtyard amongst other businesses including The Longstore Restaurant, Short and Strong coffee shop, The Cellar wine shop, Brown Suga hairdressers etc. Charlestown provides a wide range of retail and dining options with several 'pop ups' trading from the inner harbour. Two beaches are within a pebbles throw and are popular year round. The historic market town of St Austell is located 2 miles distant and offers a wide range of amenities as well as a mainline railway station on the Penzance - Paddington line.

DESCRIPTION:

Unit 1 is an attractive self-contained lock-up retail/office unit with stone walls and wooden flooring. The premises offer a well-presented, rectangular unit with a WC and a small tea station to the rear.

SCHEDULE OF ACCOMMODATION:

579 SQ FT (54 SQ M)

1 x Parking space provided in the adjacent car park.

LEASE TERMS:

A new internal repairing and insuring lease is available for a term by arrangement.

Restrictions on use apply, the following will NOT be considered: Hairdressing and hot food.

INSURANCE:

Landlord to insure and recover from Tenant.

VAT:

We have been advised this property has not been elected for VAT.

LEGAL COSTS:

The incoming Tenant to pay the landlords reasonable legal costs for the preparation of the lease.

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 £4,950. If this is your only business premises you will be able to seek full exemption.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is within band D (85)

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk or

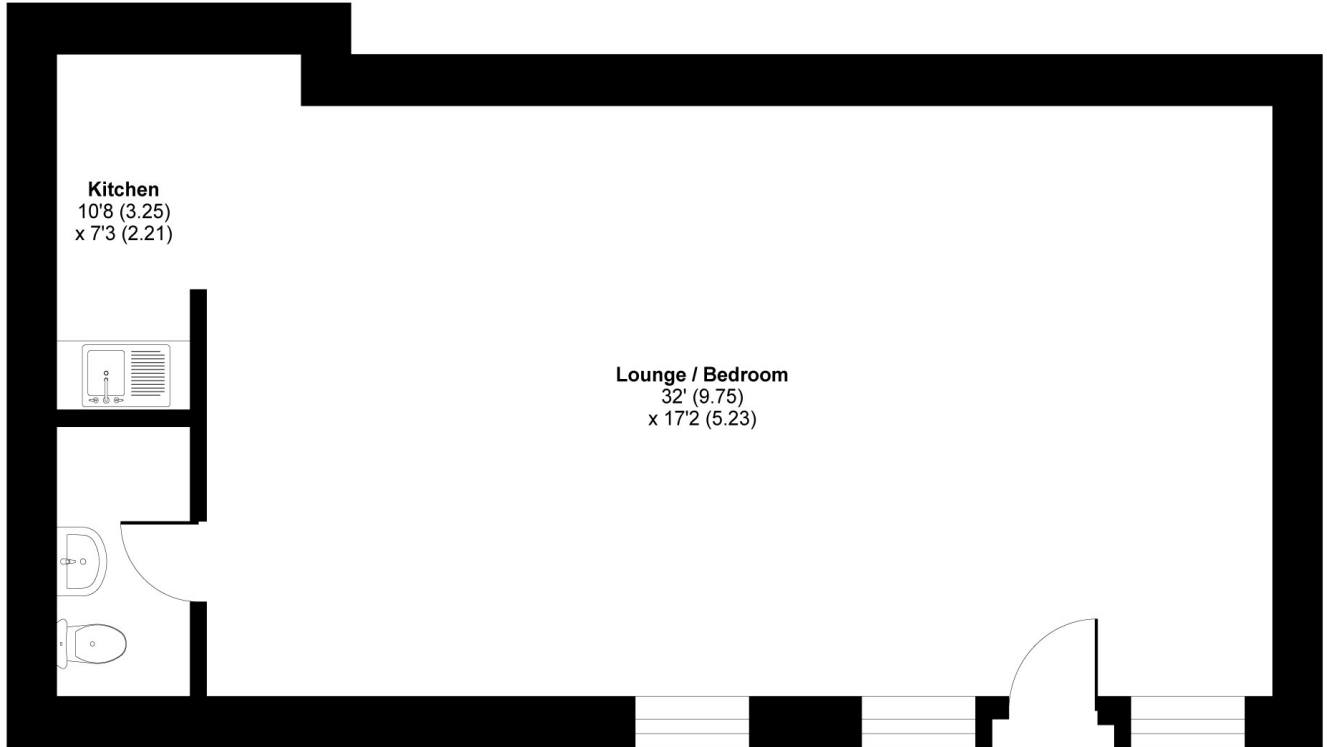
Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Unit 1 , The Longstore, Charlestown, PL25 3NJ

Approximate Area = 638 sq ft / 59.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2023. Produced for Miller Commercial LLP. REF: 1061035



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