

Miller Commercial

Chartered Surveyors and Business Property Specialists



MIXED INVESTMENT, 5 FORE STREET, CHACEWATER, TRURO, TR4 8PS

- BUSINESS NOT AFFECTED - INVESTMENT FOR SALE
- SHOP - INCOME £6,600 PA - LEASE EXP. 2028
- GRADE II LISTED
- VACANT 2 BED. MAISONETTE.
- ATTRACTIVE DOUBLE FRONTED RETAIL UNIT
- ENERGY PERFORMANCE ASSET RATING; SHOP - D (83) MAISONETTE - E (41)

£189,000 FREEHOLD



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LOCATION:

Chacewater is located on a busy road which connects Threemilestone with Scorrier and Redruth. It has a vibrant community which includes a School Village Shop, Public House and Doctors Surgery together with a number of retail businesses. The premises are located centrally within the village opposite Station Road which links the village with Blackwater.

DESCRIPTION:

An attractive two storey mid-terraced Grade II listed building of traditional construction comprising a ground floor retail unit with two bedroomed independently accessed maisonette behind and above.

SCHEDULE OF ACCOMMODATION:

Retail Unit - Shop – 34.7 sq.m (373 sq.ft)

Middle Store – 6.0 sq.m (65 sq.ft)

Rear Kitchen/Preparation Area 10.0 sq.m (108 sq.ft)

WC

Maisonette -

Ground Floor – Lobby leading to Kitchen (1.90m X 2.42m).

First Floor – Landing leading to Lounge (3.16m X 3.98m)

Bedroom 1 - (2.79m X 3.23m); Bedroom 2 (3.81m X 2.27m)

Bathroom (1.75m X 3.20m) - with airing cupboard.

Heating is via night store heaters

TENURE / LEASE TERMS:

Freehold

The Ground Floor is let under a five year lease from May 2023 at a passing rental of £6,600 per annum exclusive. The maisonette is currently vacant.

VAT:

The property is not elected for 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 £4,650. This is below the threshold where a small business that occupies just one property is liable to pay business rates.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for the shop is D(83) and expires in November 2033. The maisonette has an E (41) Rating which also expires in November 2033.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk



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