



LIGHT INDUSTRIAL/TRADE COUNTER PREMISES, WHEAL ROSE, SCORRIER, REDRUTH, TR16 5DA

An opportunity to acquire a leasehold interest in a substantial site of just under 1.5 acres and incorporating buildings totalling 11,835 sq.ft. The premises are well located at Scorrier close to the A30 which is the spinal route through Cornwall connecting the County with the national motorway network at Exeter. The buildings which were last utilised at a builders merchants are considered suitable for a variety of trade counter uses, industrial purposes or for storage, particularly as there are open storage hard standing areas and good HGV access.

- **LIGHT INDUSTRIAL UNITS/TRADE COUNTER PREMISES**
- **IDEALLY LOCATED FOR A30 AT SCORRIER**
- **NEW LEASE OFFERED FOR THE WHOLE**
- **11,835 SQ FT (1,100 SQ M) TOTAL PLUS LARGE YARD**
- **AVAILABLE IMMEDIATELY**
- **ENERGY PERFORMANCE ASSEST RATING 'D' (80)**

RENTAL - £75,000 PER ANNUM

LOCATION:

The site lies just north of the A30 at Scorrier with easy access onto the A30 which will be improved once the dual carriageway works between Chiverton Cross and Carland Cross are complete sometime later this year. Scorrier is strategically placed in mid-Cornwall for access to the whole of the county.

SCHEDULE OF ACCOMMODATION:

Trade Counter incl

Main Area 253.8 Sq M (2,732 Sq Ft)

Mezzanine 84.6 Sq M (911 Sq Ft)

Office 1 11.8 Sq M (127 12 Sq Ft)

Office 2 16.5 Sq M (178 Sq Ft)

Outside Sores

Store 1 168 Sq M (1,809 Sq Ft)

Store 216.2 Sq M (174 Sq Ft)

Store 3 246.8 Sq M (2,656 Sq Ft)

Lean to 10.93 Sq M (118 Sq Ft)

Gutter store: 10.6 Sq M (115 Sq Ft)

Unit 1 44.6 Sq M (481 Sq Ft)

Unit 2 63.2 Sq M (680 Sq Ft)

Unit 3 33.8 Sq M (364 Sq Ft)

Unit 4 18.9 Sq M (203 Sq Ft)

Unit 5 44 Sq M (474 Sq Ft)

Store at rear of main unit 75.7 Sq M (815 Sq F

TENURE / LEASE TERMS:

Leasehold - the premises are offered by way of a new full repairing and insuring lease at an initial rental of £75,000 per annum.

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 £33,000. 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 D (80).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk OR

Jonny Bright on 01872 247022

Email jb@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

