

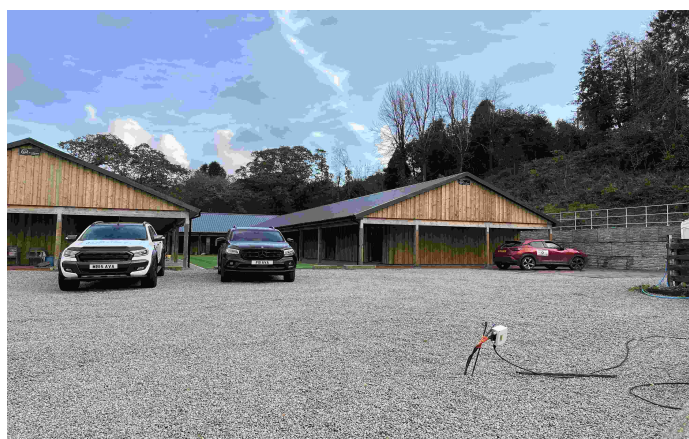


RETAIL UNITS, BARRAS MOOR FARM, PERRANARWORTHAL, Nr TRURO

Barras Moor Farm is a charming rural retail park which is home to the following businesses: Craft store, Salon and Bistro. Recently an extension to the site has been undertaken to provide a further ten rural retail units which are arranged in a horse shoe shape around a central courtyard.

- RETAIL/OFFICE PREMISES TO LET
- 4 X UNITS OF 527 SQ FT (49 SQ M)
- LOCATED BETWEEN TRURO AND FALMOUTH ON THE A39
- ATTRACTIVE COURTYARD LOCATION
- NEW LEASES AVAILABLE
- EPC TBC UPON COMPLETION

£12,000 PER ANNUM EXCLUSIVE



LOCATION:

Barras Moor is located in a highly accessible location on the A39 main road between the Cathedral City of Truro and the port of Falmouth. Truro is 7 miles distant and offers a mainline railway station as well as a wide range of shopping and amenities. Falmouth is a vibrant town located 4 miles to the south and offers a university campus as well as a mixture of local and independent shops/restaurants

DESCRIPTION:

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SCHEDULE OF ACCOMMODATION:

527 sq ft (49 sq m).

Each unit has its own internal DDA compliant WC.

Separate communal bin store.

On site parking.

LEASE TERMS:

The premises are available to let on a new internal repairing and insuring lease.

SERVICE CHARGE:

A service charge to be administered towards the common parts of the estate and external cleaning of the units. Further details available upon request.

VAT:

We have been advised the units will be elected for VAT.

LEGAL COSTS:

The ingoing Tenant to be responsible for the Landlord's reasonably incurred legal costs in the preparation of the lease.

BUSINESS RATES:

The properties to be assessed upon completion of the letting.

ENERGY PERFORMANCE CERTIFICATE:

To be provided upon practical completion of the units.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk



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