

Miller Commercial

Chartered Surveyors and Business Property Specialists



UNIT 1, 41 NEWTON ROAD, TROON, CAMBORNE, TR14 9DP

- LARGE WAREHOUSE / WORKSHOP, YARD AND SIDE OFFICE
- NEW LEASE AVAILABLE
- 3,087 Sq Ft (286.8 Sq M)
- USE FOR LIGHT INDUSTRIAL / MOTOR TRADE PERMITTED
- ON MAIN ROAD WITH EASY ACCESS TO A30
- EPC RATING D (88)

£25,000 Per Annum Exclusive



01872 247000 | www.miller-commercial.co.uk

LOCATION:

The unit is located on Newton Road approximately 1 mile south of Camborne heading toward Troon itself on the eastern side of Newton Road in collection of industrial units.

DESCRIPTION:

The premises comprise a large warehouse/workshop with rear yard and side storage. The accommodation totals 3,087 Sq Ft (286.8 Sq M) under Gross Internal Area. The premises are available immediately by way of a new lease and the motor trade is welcomed.

SCHEDULE OF ACCOMMODATION:

Garage - 235.4 Sq M (2534 Sq ft)

Side store - 51.4 Sq M (553 Sq ft)

Total: 286.8 Sq M (3087 Sq ft)

LEASE TERMS:

The premises are available by way of a new full repairing and insuring lease with security of tenure offered under Sections 24 - 28 of the 1954 Landlord and Tenant Act.

Other terms are open to negotiation.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

BUSINESS RATES:

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £10,750. 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 (88).

VIEWING AND CONTACT INFORMATION:

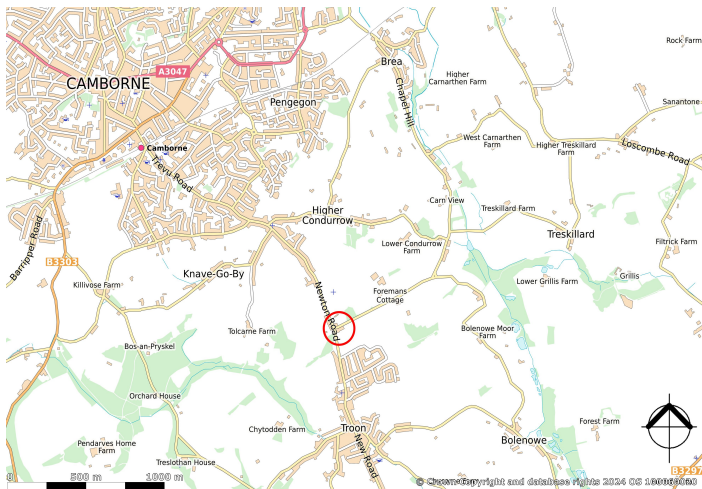
Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Thomas Hewitt on 01872 247025

Email th@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.

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