



LIGHT INDUSTRIAL/TRADE COUNTER PREMISES, UNIT 3 WHEAL ROSE ESTATE, SCORRIER, REDRUTH, TR16 5DA

The property itself comprises a site area of approximately 1.5 acres which includes:

- Main trade counter premises with mezzanine storage and office space
- 5 light industrial/storage units
- Large rear store
- Further store

There is plentiful parking, yard space and circulation space within the site. The site includes good access from the local road network and is HGV friendly.

LEASEHOLD, £35,000

- **LIGHT INDUSTRIAL UNITS/TRADE COUNTER PREMISES**
- **8,367 SQ FT (777.3 SQ M) TOTAL PLUS PARKING**
- **IDEALLY LOCATED FOR A30 AT SCORRIER**
- **NEW LEASE OFFERED**
- **AVAILABLE IMMEDIATELY**
- **ENERGY PERFORMANCE ASSEST RATING 'D' (80)**

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)
 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)

TENURE / LEASE TERMS:

Leasehold - the premises are offered by way of a new full repairing and insuring lease at an initial rental of £35,000 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 for the entire site of which this forms part. It will need to be re-assessed following completion of a letting.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (80).

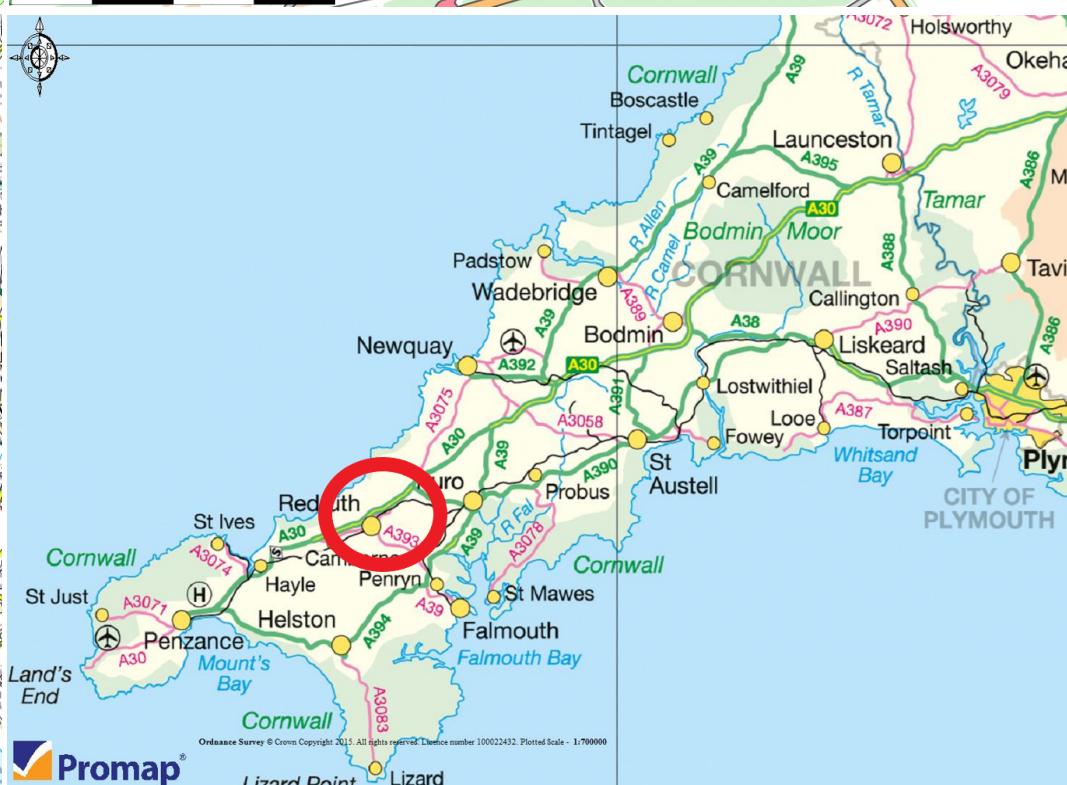
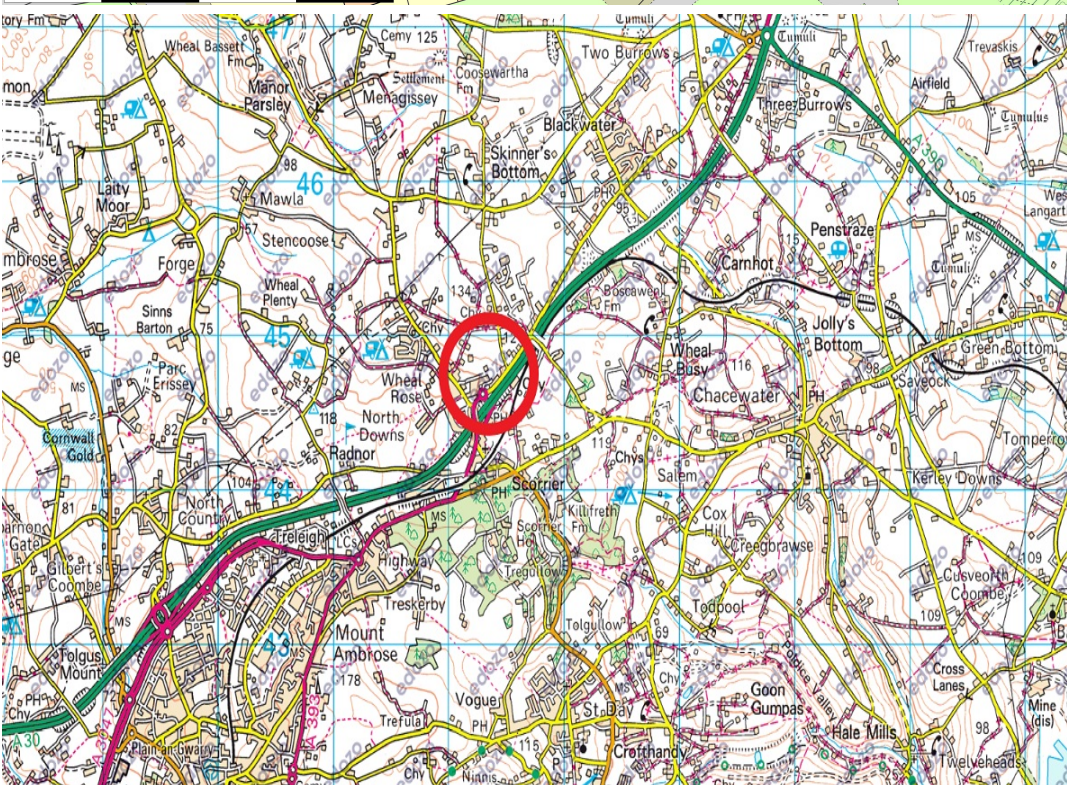
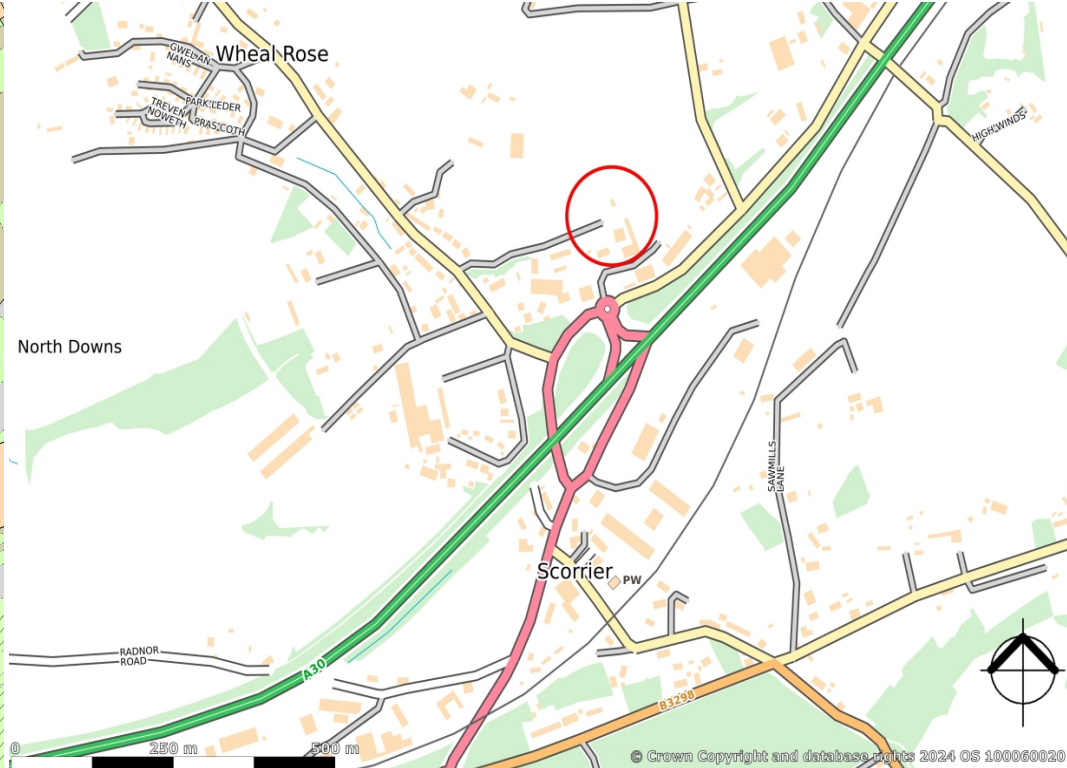
VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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