



RURAL RETAIL UNIT, BARRAS MOOR FARM, PERRANARWORTHAL, TRURO, TR3 7PE

The premises are located in a small courtyard amongst a cluster of independent businesses. The site has recently been extended and is home to a variety of occupiers. The main draw to the site is a well regarded independent cafe/coffee shop.

- RETAIL/OFFICE PREMISES TO LET
- 323 SQ FT (30 SQ M)
- LOCATED BETWEEN TRURO AND FALMOUTH ON THE A39
- ATTRACTIVE OUT OF TOWN LOCATION
- NEW LEASE AVAILABLE
- EPC B(40)

£6,600 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:

Timber "Chalet Style" Unit, 30 sqm.
Double doors and a generous window frontage create a light and airy feel.
Please note there is no water to the unit.
A well presented communal toilet block is available for the Tenants use.

SERVICE CHARGE:

The Service Charge And Insurance are £90 per month for the current service charge year.

LEASE TERMS:

The lease terms are subject to negotiation.

VAT:

We have been advised this unit has not been elected for VAT.

LEGAL COSTS:

The incoming 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>. 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 within band B 40.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

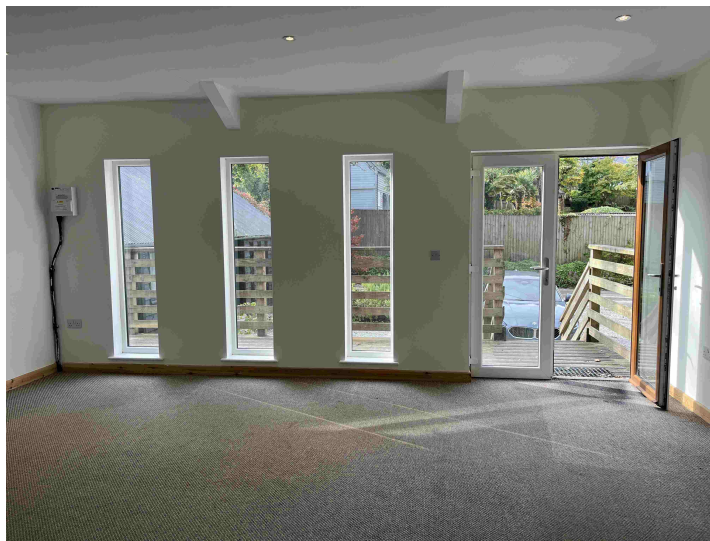
Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

or

Jonny Bright on 01872 247022

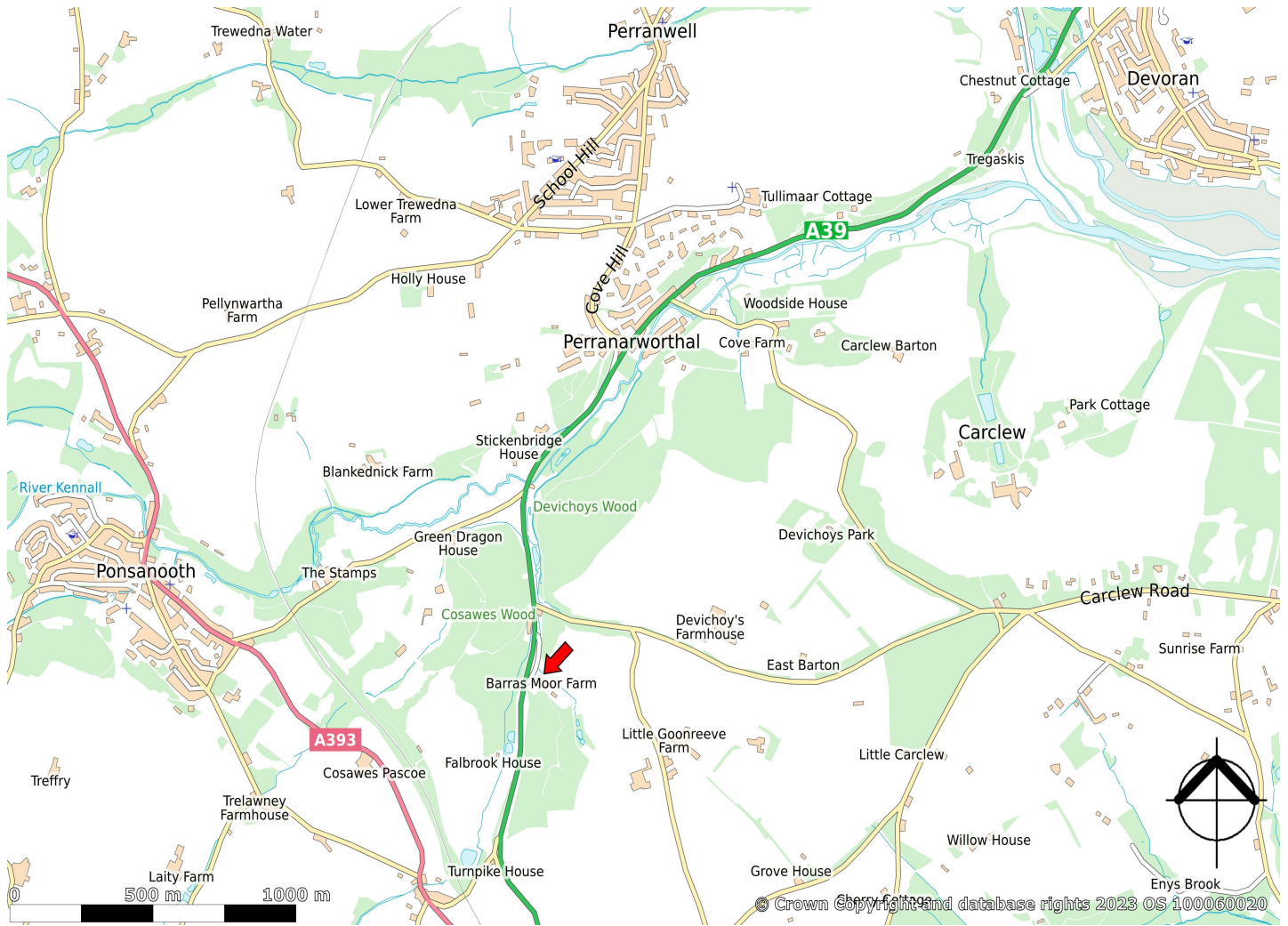
Email jb@miller-commercial.co.uk



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