



RETAIL UNITS, ST KEW SERVICE STATION, ST KEW HIGHWAY, BODMIN, CORNWALL, PL30 3ED

Two retail units located at the well known St Kew Services, part of the ASDA Express and Esso Garage site on the A30 Atlantic Highway between Wadebridge and Camelford.

Suitable for a variety of uses including retail, medical or well being related, dog grooming, small private office, hair & beauty, tattoo, storage or workshop. (Some uses may require planning.)

Plenty of car parking and the neighbouring ASDA Express store and Esso petrol filling station means steady footfall to the site

- 2 X RETAIL UNITS AT ST KEW SERVICE STATION
- ON MAIN A39 IN BETWEEN WADEBRIDGE AND CAMELFORD
- WILL BE PROVIDED READY FOR TENANT FIT-OUT
- 49.23 SQ M (530 SQ FT)
- NEW LEASE OFFERED
- SUITABLE FOR A VARIETY OF USES
- EPC RATING TO BE CONFIRMED

£6,000 PER ANNUM EXCLUSIVE PER UNIT

**LOCATION:**

Located at the ASDA Express and ESSO Filling Station at St Kew Services on the A39 Atlantic Highway between Wadebridge and Camelford.

DESCRIPTION:

A purpose built retail unit, forming part of a cluster of independent retail and commercial units situated at the popular St Kew Services area.

Two units are available, suitable for a variety of uses including retail, medical or well being related, dog grooming, small private office f, hair & beauty or tattoo to name but a few.

Ample short stay parking is available.

SCHEDULE OF ACCOMMODATION:

Two units each measuring 530 Sq Ft (49.23 Sq M)

SERVICE CHARGE:

A service charge is payable in respect of the upkeep and maintenance of the common parts.

LEASE TERMS:

Each unit is available to let on a new full repairing and insuring lease.

VAT:

All the above rentals are quoted exclusive of VAT and VAT will be charged on the rent at the prevailing rate.

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 £4,700.

Properties with a rateable value of £12,000 or below qualify for full rates relief if it is your only business premises. Please contact the local authority to understand how much business rates you will pay.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for these properties have been ordered and are expected in January 2025.

SERVICES:

Western Power: 0845 601 2989
South West Water: 0800 169 1144

LOCAL AUTHORITY:

Cornwall Council
General Enquiries: 0300-1234-100
Planning: 0300-1234-151
www.cornwall.gov.uk

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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