



OFFICE INVESTMENT, PARK HOUSE, THREEMILESTONE IND ESTATE,
TRURO, TR4 9LD

£350,000 PLUS VAT FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Situated approximately 4 miles from Truro City Centre and 2 miles from the A30 trunk road at Chiverton Cross, thereby well located for business throughout mid and west Cornwall. The Cathedral City of Truro is the principal administrative Centre for Cornwall with many national and independent retailers represented in the City Centre and environs. Truro combines retail, industrial, tourism and leisure within its economy and lies 6 miles from the A30 trunk road.

DESCRIPTION:

The premises comprise a purpose built two storey office building which is completed to a very good specification. The building is situated in a cul-de-sac position on a spacious site with good parking. The ground and first floors are let separately and produce an income of £31,000 per annum.

SCHEDULE OF ACCOMMODATION:

Ground Floor 1111 sq.ft (103.2 sq.m)

First Floor 1082 sq.ft (100.6 sq.m)

Outside - Plentiful parking to front and side. Small garden to rear.

TENURE / LEASE TERMS:

Freehold;

The Ground Floor is let to Five Rivers Child Care Ltd (Established 2001) for a term expiring in Feb 2028 at a passing rental of £16,000 per annum. They have occupied the building since March 2012.

The first floor is let to IT company N.Bora Ltd for a lease expiring in March 2031 at an annual rental of £15,000 per annum with a tenant only break in March 2028.

Both leases are on proportional full repairing terms with external repairs being covered by way of a service charge.

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 for the ground floor is £12,500 and for the first floor is £12,000. 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 C(63) and expires in February 2035.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

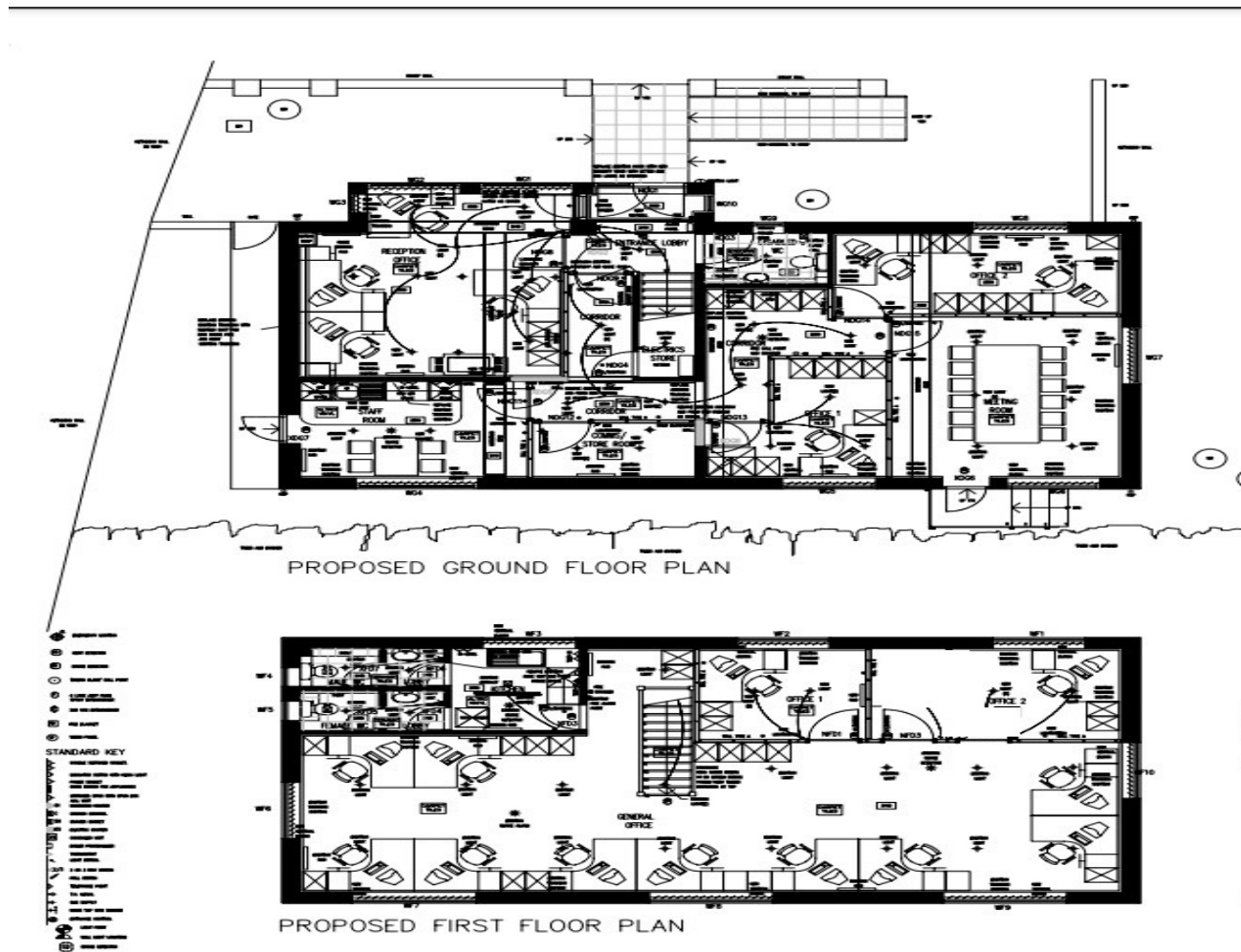
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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed 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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