

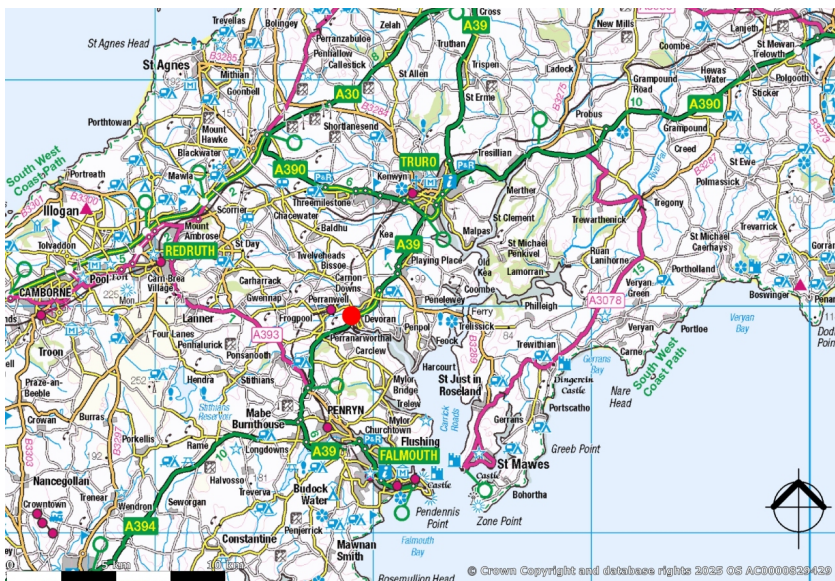
OPEN STORAGE LAND, VISICKS WORKS, DEVORAN, TRURO, TR3 7NR

Open storage yard space just off the A39, providing quick and easy access to the A30 and A390. Ideal for construction storage, scaffold storage or vehicle storage.

Available as a whole with an area of 36,000 sq ft on a lease length to be agreed.

£36,000 per annum

- OPEN STORAGE LAND TO LET
- SECURE LOCATION
- IDEAL FOR CONSTRUCTION STORAGE, GENERAL AND SCAFFOLD STORAGE / VEHICLE STORAGE
- FLEXIBLE LEASE LENGTH AVAILABLE
- POTENTIAL TO SUB DIVIDE
- EASY ACCESS TO THE A39
- HALFWAY BETWEEN FALMOUTH AND TRURO



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

The property is located in an extremely convenient location on the A39, the main Truro to Falmouth road, close to Devoran bypass in mid south Cornwall. The property is positioned approximately halfway between Truro and Falmouth in an area under supplied by open storage facilities and would suit a variety of uses. Truro is approximately 5 miles to the east and Falmouth approximately 6 miles to the south west. The A39 connects Falmouth to Truro and also connects to the main A30 trunk road.

DESCRIPTION:

Open storage yard space just off the A39, providing quick and easy access to the A30 and A390. Ideal for construction storage storage, scaffold storage or vehicle storage. Laid to hardcore with a secure entry gate and surrounded in part by large earth bund and part by palisade fence.

Available as a whole with an area of 36,000 sq ft on a lease length to be agreed.

SERVICE CHARGE:

NA

LEASE TERMS:

The premises are available by way of a new lease on terms to be agreed.

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>. The land has not been rated yet so we cannot provide this information. A new Tenant will need to contact the local authority to find out how much business rates will be payable.



ENERGY PERFORMANCE CERTIFICATE:

NA

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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