

Miller Commercial

Chartered Surveyors and Business Property Specialists



GROUND FLOOR OFFICES, 14A COMMERCIAL PARK, REDRUTH, TR15 3RT

- GROUND FLOOR OFFICE SUITE
- ESTABLISHED TRADING ESTATE LOCATION
- SIX ALLOCATED PARKING SPACES
- 3 OFFICE ROOMS PLUS STORE AND WC
- TOTALLING 684 SQ FT (64 SQ M)
- ENERGY PERFORMANCE ASSET RATING - E (104)

£6,000 PER ANNUM EXCLUSIVE



LOCATION:

Situated fronting the busy Wilson Way which is the principal road linking the commercial activities of Camborne Pool and Redruth. Local occupiers include Baker Toms, Tyrefinders, MT3 Cycles, Suez, and numerous other businesses including self storage firms, engineering companies and office users.

DESCRIPTION:

A small lock up office comprising 3 rooms plus store and W/C. The interior has been re-decorated following the previous tenant vacating and has new laminate flooring and white-washed walls. The premises are situated adjoining Baker Toms cafe at Commercial Park which fronts Wilson Way at Pool, Redruth. They are offered by way of a new lease, the terms of which are open to negotiation.

SCHEDULE OF ACCOMMODATION:

(all areas and dimensions are approximate)

Room 1 - 168 Sq Ft (15.6 Sq M)

Room 2 /Kitchen - 166 Sq Ft (15.4 Sq M)

Room 3 - 160 Sq Ft (14.9 Sq M)

Store - 191 Sq Ft (17.7 Sq M)

WC with wash basin.

Parking for up to six cars.

Total accommodation: 684 Sq Ft (64 Sq M)

SERVICE CHARGE:

14a contributes to the service charge which comes to £1.41 per square foot for year end 28.02.24 and the amount stands at £1,336.58.

LEASE TERMS:

The lease is for a term to be negotiated and is available immediately.

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 £4,650. For qualifying businesses this means no rates will be payable.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (104).

VIEWING AND CONTACT INFORMATION:

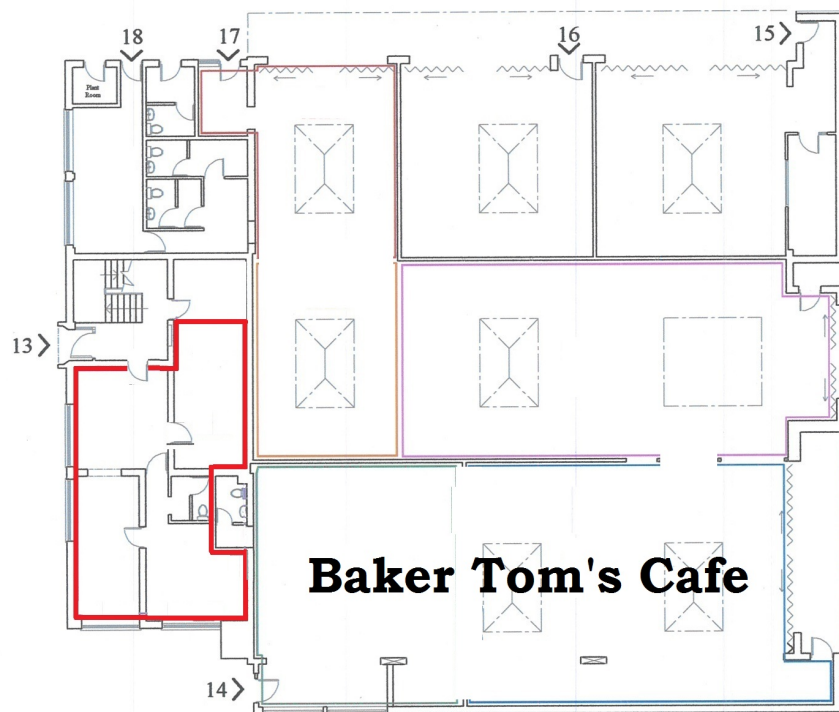
Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

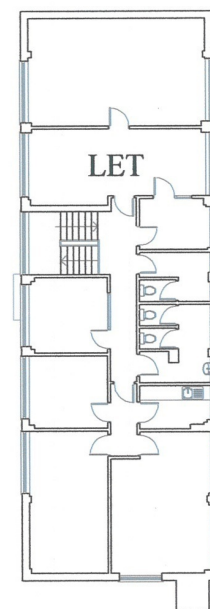
Email jb@millers-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@millers-commercial.co.uk



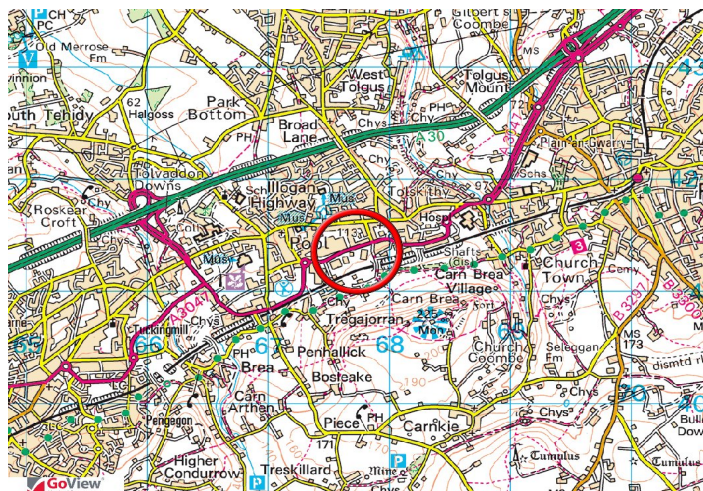
Ground Floor



First Floor

Commercial Park, Wilson Way. Pool

1:200



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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