THE OLD CHAPEL, GREENBOTTOM, CHACEWATER, TR4 8QP

FROM £375 PER CALENDAR MONTH PLUS VAT & SERVICE CHARGE

Miller Commercial

Chartered Surveyors and Business Property Specialists

SUMMARY:

- SERVICED OFFICE SUITES WITH ON-SITE CAR PARKING
- OFFICE AVAILABLE - OFFICE 1 - 300 SQ FT
- CLOSE TO TRURO AND A30
- FLEXIBLE LICENCE AGREEMENT
- INTERNAL INSPECTION RECOMMENDED
- ENERGY PERFORMANCE ASSET RATING D (91)

LOCATION:

The premises are situated on the outskirts of Truro and are ideally located for access to Truro City Centre and also the A30 truck road at Chiverton Cross. They are situated in a semi-rural position with prominent road frontage and outstanding views to the rear.

PREMISES:

A former Chapel which has been converted into office accommodation starting from 300 sq ft. A service charge includes various occupational costs such as buildings insurance, maintenance, utilities and cleaning. Car parking is also available on-site and the premises are ideally located for access to Truro City Centre and also the A30 trunck road at Chiverton Cross.

AVAILABLE ACCOMMODATION:

Office 1 300 sq ft (27.9 sq m)
Rental £375 per calendar month plus VAT
Service charge £240.00 per calendar month plus VAT

ANY TENANCY COMPLETED BEFORE THE END OF 2026 WILL QUALIFY FOR A 20% RENTAL DISCOUNT

LEASE TERMS:

The suites are LET on licence agreements and the service charge is inclusive of various occupational costs such as buildings insurance, maintenance, utilities and cleaning. The major additional costs to be borne by the tenant are telephone/internet and business rates for the parking spaces and common parts.

LEGAL COSTS:

Each party to bear their own legal costs in connection with the transaction.

VAT:

All the above prices/rentals are quoted exclusive of VAT which is payable on the rent and other charges.

LOCAL AUTHORITY:

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

BUSINESS RATES:

We refer you to the Valuation Office website www.voa.gov.uk or call 0300-1234-171

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (91).

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

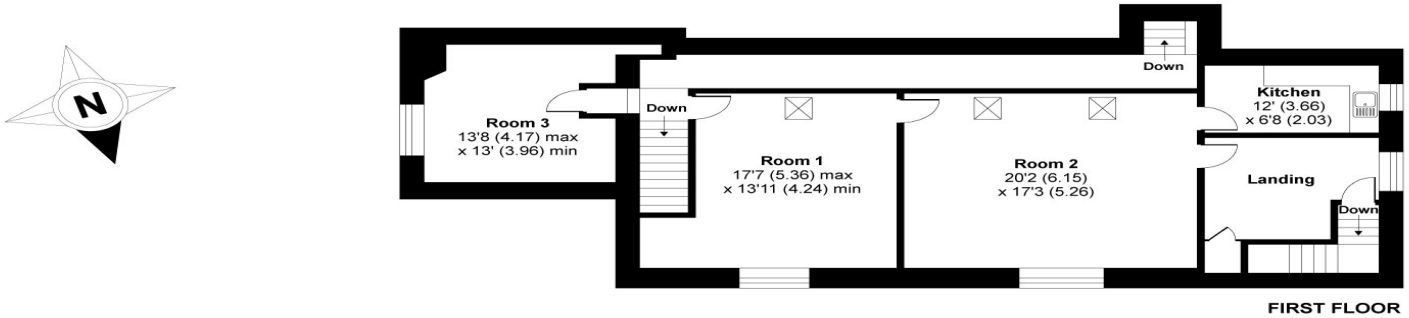
Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk or

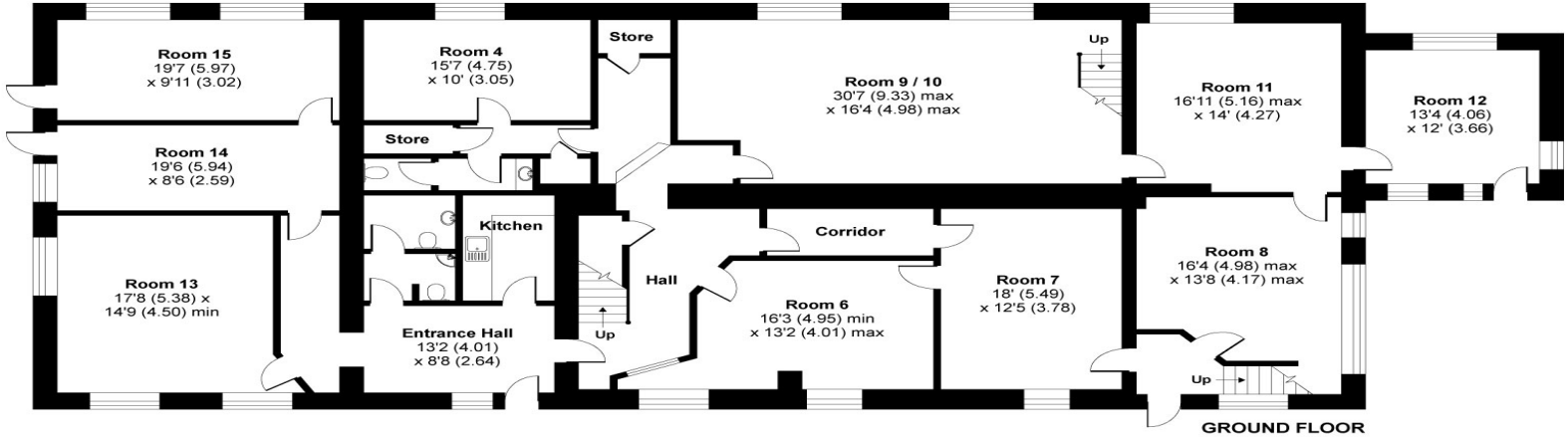
Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

The Old Chapel, Greenbottom, Chacewater, Truro, TR4 8QP

Approximate Area = 4741 sq ft / 440.4 sq m

For identification only - Not to scale





Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Miller Commercial LLP. REF: 620127

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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