Miller Commercial

Chartered Surveyors and Business Property Specialists



GROUND FLOOR, 20 CALLYWITH GATE, BODMIN, PL31 2RQ

20 Callywith Gate is a modern light industrial / office building on an established industrial estate on the outskirts of Bodmin. The property has been built to a high specification. The ground floor light industrial / warehouse space is currently configured to include office space of 33.2 sqm (358 sq.ft) completed to a very good specification.

The unit benefits from a male/female/disabled WC and a shower. together with built in wc and electric wall heaters.

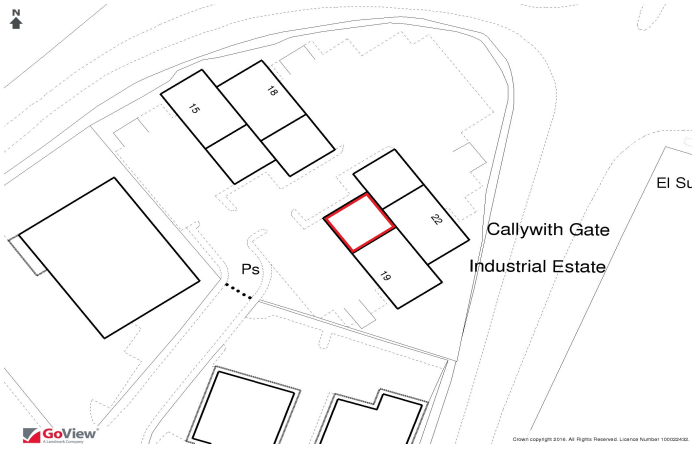
The premises are offered by way of a new proportional full repairing and insuring lease with a service charge to cover external maintenance and the maintenance of the shared car park and landscaped areas.

- **TO LET**
- **VERSATILE OFFICE/WAREHOUSE PREMISES**
- **AVAILABLE IMMEDIATELY**
- **1492 SQ FT (138.6 SQ M)**
- **MIN. 3 CAR PARKING SPACES**
- **ENERGY PERFORMANCE ASSET RATING C(63)**

£15,000 PER ANNUM EXCL PLUS VAT LEASEHOLD







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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:
The property is situated approximately one mile to the north east of Bodmin town centre on the Callywith Gate Industrial Estate which adjoins the A30 dual carriageway. Access to the A38 linking Plymouth is approximately 0.75 miles to the south of the property.

DESCRIPTION:
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SCHEDULE OF ACCOMMODATION:
Office Area 33.2 sq.m (358 sq.ft)
Workshop/Storage Area 63.5 sq.m (684 sq.ft)
Kitchen Area 4.7 sq.m (50 sq.ft)
WC & Cleaners Store
Gross Internal Area 138.6 sq.m (1122 sq.ft)
Parking - min. 3 spaces

LEASE TERMS:
The premises are offered by way of a new proportional full repairing and insuring lease for a minimum term of three years.

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 is £9,800. The is below the threshold where a business which holds just one commercial premises pays business rates.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (100) and expires in January 2034.

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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

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