UNIT 18, DUNVETH BUSINESS PARK, WADEBRIDGE, PL27 7FE









- FOR SALE OR TO RENT
- MODERN INDUSTRIAL PREMISES
- ESTABLISHED TRADING ESTATE LOCATION
- NEW LEASE AVAILABLE
- 1418.9 SQ FT (131.8 SQ M)
- EPC D(80)

£12,750 PER ANNUM EXCL
LEASEHOLD

Miller Commercial
The business property specialists

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

LOCATION
Wadebridge is located on the Camel estuary on the north Cornish coast with the A39 Atlantic Highway providing access to nearby Padstow and the main A30 trunk road. Dunveth Business Park is ideally located for access to the A39, being situated just behind Tesco supermarket, Aldi, B&M and the Royal Cornwall Showground. Nearby occupiers include; Screwfix, Spry's Hot Tubs andThe Carpet Trader.

PROPERTY
A modern, purpose built industrial unit located on the popular Dunveth Business Park on the outskirts of the North Cornwall town of Wadebridge. This unit benefits from good eaves height and a full height roller shutter door. It is available on a long leasehold or leasehold by way of a new proportional FRI lease.
Inner eaves height 5.6m
Maximum internal height 8.25m
Door width 3.59m
Door height 4.5m

SCHEDULE OF ACCOMMODATION
Width: 7.8m
Depth: 16.9m
Gross Internal Area: 131.8 Sq m (1418.9 Sq ft)
Includes office and WC facilities.
Parking - there is parking immediately available to the front of the unit and additional spaces are available to the rear at a cost of £250 plus VAT per annum payable quarterly in advance.

TENURE
FOR SALE
The remainder of the 999 year long leasehold interest is available, further information available by request.
TO LET
The premises is available immediately by way of a new proportional FRI lease with 3-yearly rent reviews and remaining terms to be agreed.

SERVICE CHARGE
A service charge is payable in respect of the upkeep and maintenance of the common parts of the estate. For the year ending 24/12/2019 the charge was £848.23.

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 £8,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

LEGAL COSTS
Each party is to bear their own legal costs.

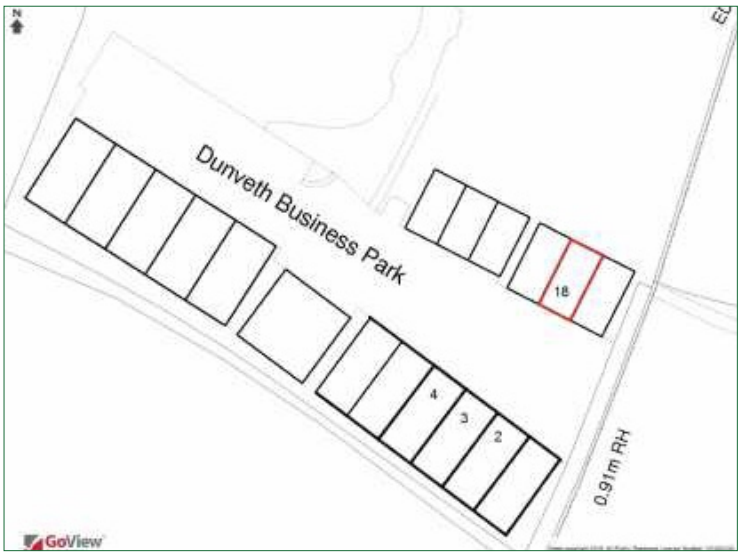
LOCAL AUTHORITY
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

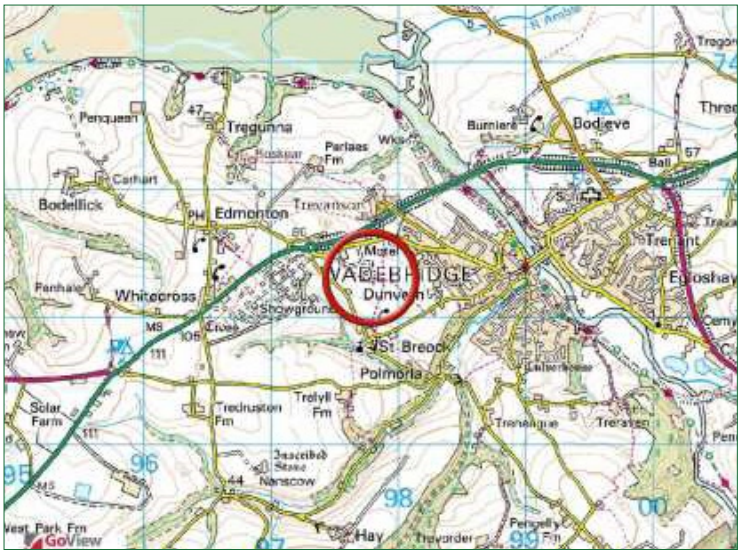
SERVICES
Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

V.A.T.
This property is elected for VAT.

EPC
The energy performance rating for this unit is D(80).

CONTACT INFORMATION
For further information or an appointment to view please contact either:
Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or
Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk





PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.

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