

21 CALLYWITH GATE, LAUNCESTON ROAD, BODMIN PL31 2RQ

£27,500 PER ANNUM EXCLUSIVE

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
The property is situated within the established Callywith Gate Industrial Estate, approximately one mile north-east of Bodmin town centre. The estate benefits from immediate access to the A30 dual carriageway, providing excellent connectivity across Cornwall and into Devon, with the A38 and onward links to Plymouth and the wider South West motorway network approximately 0.75 miles to the south.

The surrounding area is a well-established commercial hub, with nearby occupiers including Cornwall Football Association, Cornwall Rural Housing Association, Thrift Cornwall, Asda and B&M, reflecting its strength for trade and distribution uses.

Bodmin offers a full range of amenities, including well-regarded local schooling such as Bodmin College.

DESCRIPTION:
21 Callywith Gate is a contemporary hybrid building given over to mainly offices with a small workshop/store on the ground floor, set within the established Callywith Gate Industrial Estate.
The specification includes three WC's including an accessible WC, shower provision, passenger lift access and a fitted kitchenette.

Outside there are 7 dedicated parking spaces.

SCHEDULE OF ACCOMMODATION:
All areas and measurements are approximate.
Ground Floor - 1,500 sq ft (139.4 sq.m)
First Floor - 1,500 sq ft (139.4 sq.m)
Total - 3,000 sq ft (278.8 sq.m)

SERVICE CHARGE:
Details upon request.

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 £30,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is B (49)

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

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