Miller Commercial

Chartered Surveyors and Business Property Specialists



RETAIL UNITS, BARRAS MOOR FARM, PERRANARWORTHAL, Nr TRURO

Barras Moor Farm is a charming rural retail park which is home to the following businesses: Craft store, Salon and Bistro. Recently an extension to the site has been undertaken to provide a further ten rural retail units which are arranged in a horse shoe shape around a central courtyard.

- **RETAIL/OFFICE PREMISES TO LET**
- **527 SQ FT (49 SQ M)**
- **LOCATED BETWEEN TRURO AND FALMOUTH ON THE A39**
- **ATTRACTIVE COURTYARD LOCATION**
- **NEW LEASES AVAILABLE**
- **EPC TBC UPON COMPLETION**

£12,000 PER ANNUM EXCLUSIVE









LOCATION:
Barras Moor is located in a highly accessible location on the A39 main road between the Cathedral City of Truro and the port of Falmouth. Truro is 7 miles distant and offers a mainline railway station as well as a wide range of shopping and amenities. Falmouth is a vibrant town located 4 miles to the south and offers a university campus as well as a mixture of local and independent shops/restaurants

DESCRIPTION:
Barras Moor Farm is a charming rural retail park which is home to the following businesses: Craft store, Salon and Bistro. Recently an extension to the site has been undertaken to provide a further ten rural retail units which are arranged in a horse shoe shape around a central courtyard.

SCHEDULE OF ACCOMMODATION:
527 sq ft (49 sq m).
Each unit has its own internal DDA compliant WC.
Separate communal bin store.
On site parking.

LEASE TERMS:
The premises are available to let on a new internal repairing and insuring lease.

SERVICE CHARGE:
A service charge to be administered towards the common parts of the estate and external cleaning of the units. Further details available upon request.

VAT:
We have been advised the units will be elected for VAT.

LEGAL COSTS:
The ingoing Tenant to be responsible for the Landlord's reasonably incurred legal costs in the preparation of the lease.

COVENANT STATUS:
A deposit or other security may be required subject to covenant status.

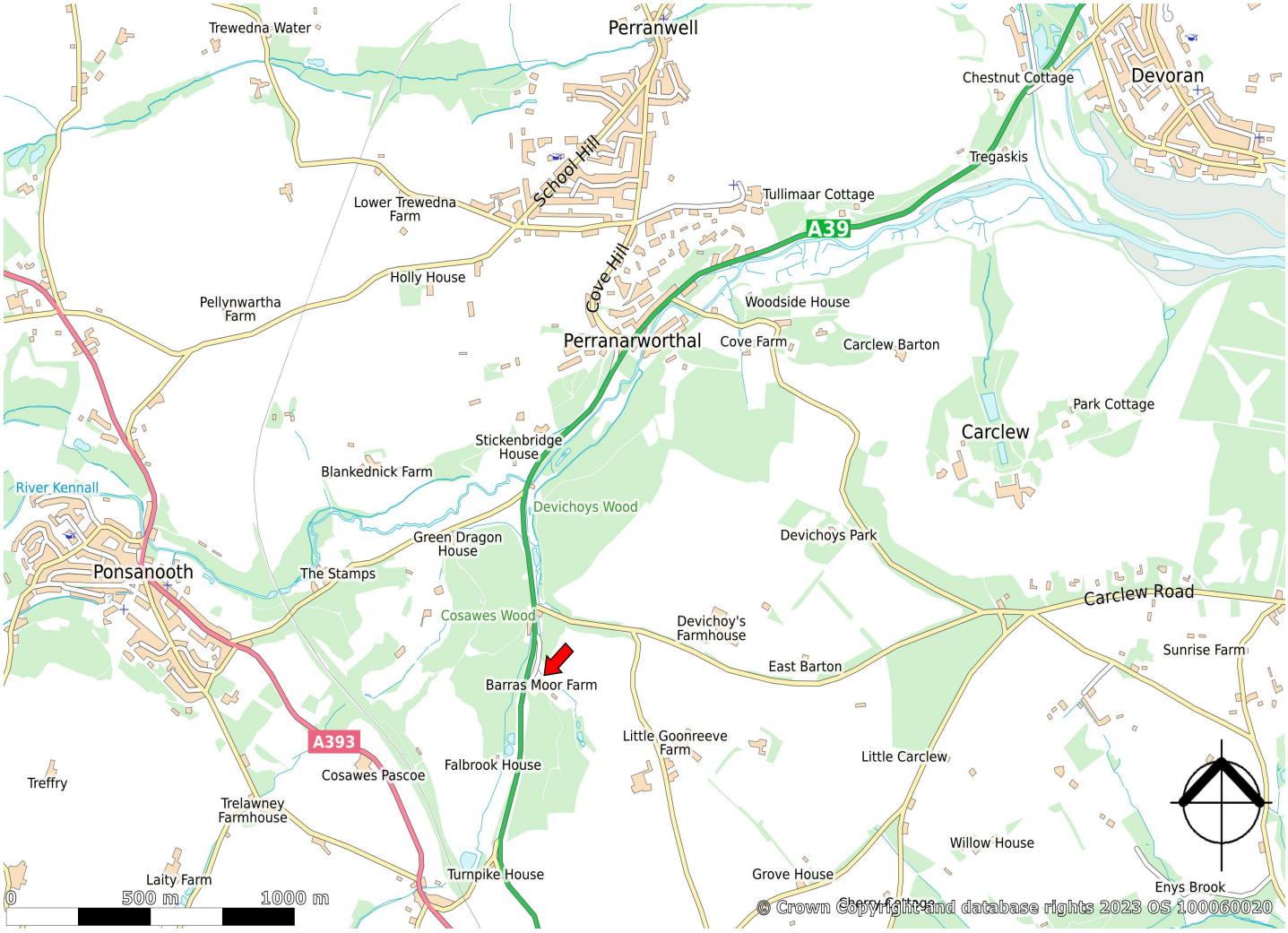
BUSINESS RATES:
The properties to be assessed upon completion of the letting.

ENERGY PERFORMANCE CERTIFICATE:
To be provided upon practical completion of the units.

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

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Email th@miller-commercial.co.uk

Jonny Bright on 01872 247022
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