

COMPASS HOUSE, TRURO BUSINESS PARK, THREEMILESTONE, TRURO, TR4 9LD

ASKING PRICE £750,000 FREEHOLD

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
Situated approximately 4 miles from Truro City Centre and 2 miles from the A30 trunk road at Chiverton Cross, thereby well located for business throughout mid and west Cornwall. The Cathedral City of Truro is the principal administrative Centre for Cornwall with many national and independent retailers represented in the City Centre and environs. Truro combines retail, industrial, tourism and leisure within its economy and lies 6 miles from the A30 trunk road.

DESCRIPTION:
A two storey modern building comprising two office suites on the ground floor and a single first floor suite. The building is accessible and includes a lift together with parking and electric charging points.

Annual income is £69,511. It is offered at £750,000 which represents a net initial yield of 8.80% after purchase costs of 5.0%.

SCHEDULE OF ACCOMMODATION:
Ground Floor Left Unit 1427 sq.ft (132.6 sq.m)
Ground Floor Right Unit 1435 sq.ft (133.3 sq.m)
First Floor Office 3285 sq.ft (305.2 sq.m)
Outside - Min. 18 Parking Spaces

SERVICE CHARGE:
The tenants have internal repairing leases with external repairs and the maintenance of common parts being dealt with by way of a service charge which includes a provision for managing agents fees. The property is currently managed by Miller Commercial.

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 values are as follows:
Ground Floor Left - £12,500
Ground Floor Right - £11,000
First Floor - £26,500

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is within Band C (56) and expires in May 2024.

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





TENURE / LEASE TERMS:
Freehold - Subject to the leases shown in the Schedule.

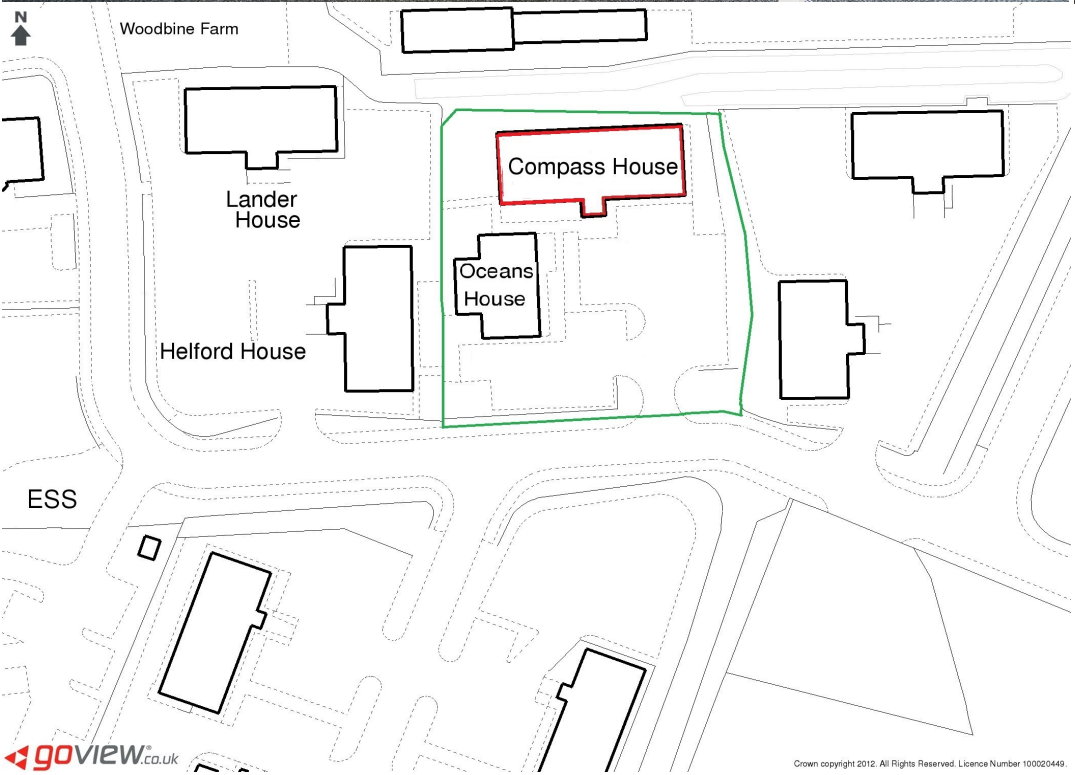
TENANCY SCHEDULE			
Tenant	In Caring Hands Ltd	SCC (Cornwall) Ltd	Ward Williams Associates LLP
Lease date	05/03/2025	16/01/2023	03/04/2023
Demise	Ground Floor Left Unit	Ground Floor Right Unit	First Floor
Term	6 years	5 years	7 years
Term Commencement Date	05/03/2025	22/12/2022	13/02/2023
Term Expiry	04/03/2031	21/12/2027	12/02/2030
Use	A day centre within Class E of the Town and Country Planning (Use Classes) Order 1987	Offices within Class E of the Town and Country Planning (Use Classes) Order 1987	Offices within Class E of the Town and Country Planning (Use Classes) Order 1987
Rent & Payment Frequency	£15,000 payable monthly in advance	£14,270 payable quarterly in advance	£36,956 years 1&2, £40,241 Years 3,4&5, £40,241 Years 6&7 payable quarterly in advance
Rent Review Date	28/02/2028	22/12/2025	n/a
Rent Review Provisions	Upwards Only to Market Rental	Upwards Only to Market Rental	n/a
Alienation	assignment and under-letting of whole only	assignment and under-letting of whole only	assignment and under-letting of whole only
Insurance	The Landlord insures and recovers a fair proportion from the tenant.	The Landlord insures and recovers a fair proportion from the tenant.	The Landlord insures and recovers a fair proportion from the tenant.
Repairs	Proportional Full Repairing - subject to a schedule of condition	Proportional Full Repairing - subject to a schedule of condition	Proportional Full Repairing - subject to a schedule of condition
Service Charge	Yes - to cover common and external parts	Yes - to cover common and external parts	Yes - to cover common and external parts
Alterations	Non structural alterations are permitted subject to Landlord's consent	Alterations are permitted subject to Landlord's consent	Alterations are permitted subject to Landlord's consent
Break Option	28/02/2028	22/12/2025	none
Inside/Outside the 1954 Act	The lease is outside the provisions of the act.	The lease is outside the provisions of the act.	The lease is outside the provisions of the act.



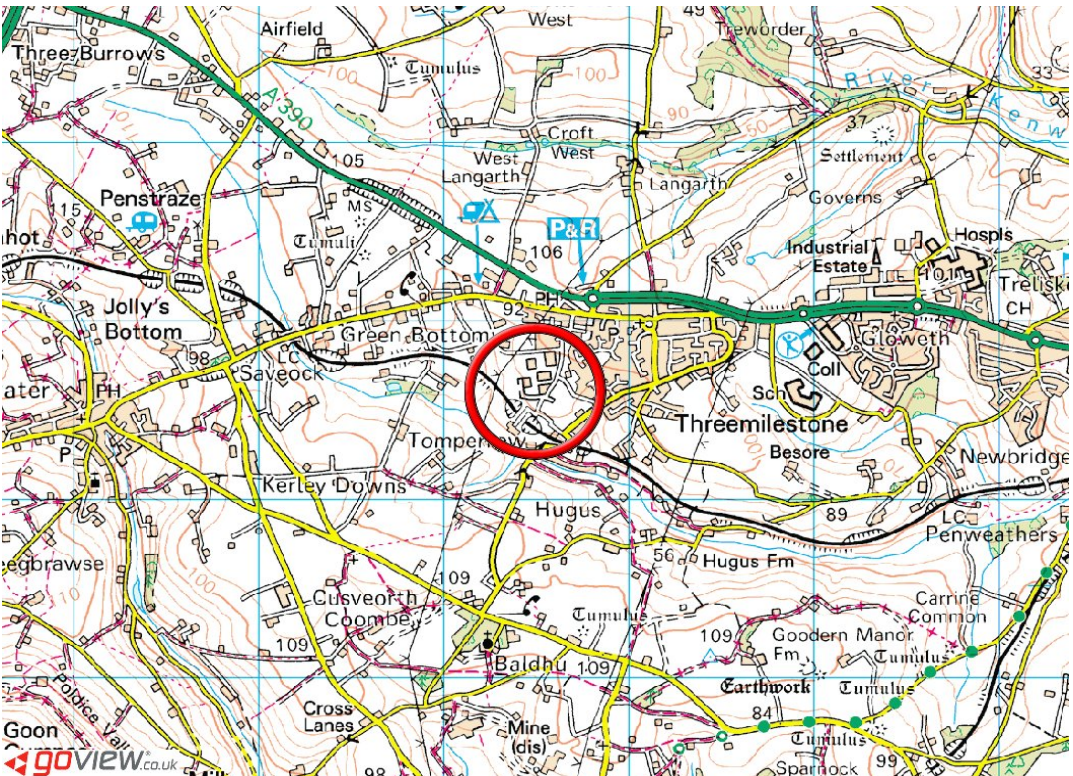





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Saveock Farm
Bsns Pk
West Tomperrow Farm
Lape Farm
Tomperrow
Tomperrow Farm
Grass Valley Farm
LOWAN
GLENTHORNE ROAD
HAWTHORN WAY
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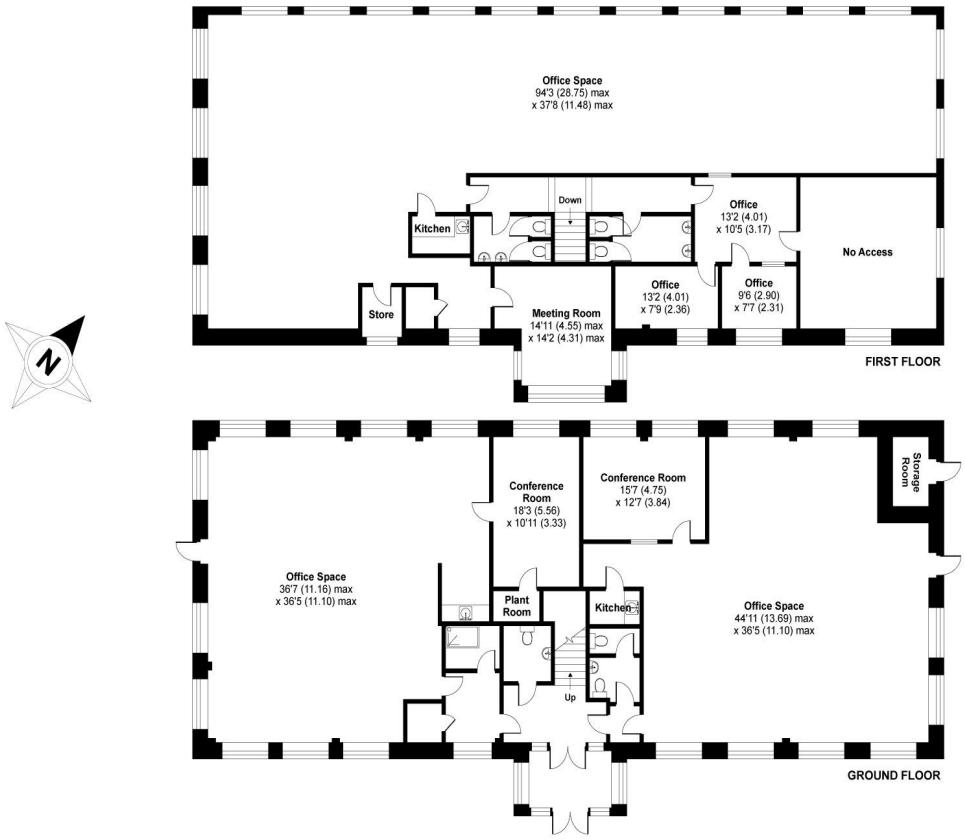

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Langarth
Settlement
Governs
Penstraze
P&R
Industrial Estate
Hospls
Jolly's Bottom
Green Bottom
Saveock
Threemilestone
Besore
Newbridge
Kerley Downs
Hugus
Hugus Fm
LC Penweathers
Cusveorth Coombe
Carrine Common
Goodern Manor Fm
Earthwork
Baldhu
Cross Lanes
Mine (dis)
Goon
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WARD WILLIAMS
COMPASS HOUSE

Compass House, Threemilestone Industrial Estate, Threemilestone, Truro, TR4 9LD

Approximate Area = 7125 sq ft / 661.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Miller Commercial LLP. REF: 1267057

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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