

UNITS 1 & 2, MOUNT HAWKE BUSINESS CENTRE, MOUNT HAWKE, TRURO, TR4 8DZ

£19,500 PER ANNUM EXCLUSIVE LEASEHOLD

Miller Commercial

Chartered Surveyors and Business Property Specialists

SUMMARY:

- OFFICE/SHOWROOM/STORAGE PREMISES
- 2198 SQ ST (860 SQ M) - MAY SUBDIVIDE
- CONVENIENT FOR A30 (1.7 MILES)
- AMPLE CAR PARKING
- INTERNAL INSPECTION RECOMMENDED
- ENERGY PERFORMANCE ASSET RATING - E (108)

LOCATION:

[The premises are located approximately 1.75 miles for the new Chiverton Interchange on the A30 Trunk Route on the principal road which links the A30 with Mount Hawke and Porthtowan. They are in an edge of village location immediately adjoining the popular Londis Convenience Store

PREMISES:

A single storey structure comprising an office/showroom area with small workshop/store off. The premises include a WC and some kitchen style units with stainless steel sink. Outside there is a large tarmacadam surfaced parking area and some landscaped areas between the car park and the road.

SCHEDULE OF ACCOMMODATION:

(All areas and dimensions are approximate)

Office/Showroom
Maximum width - 12.31m
Maximum Depth 11.03 m
Area - 1319 sq ft (122.6 sq.m)
WC plus hand basin
Workshop/Store
Depth 10.86 m
Width 7.52 m
Area - 879 sq.ft (81.7 sq.m)
Up and Over Garage Door and access to office/showroom.

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

LEGAL COSTS:

Each party to bear their own.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

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:
National Grid: 0800 096 3080
South West Water: 0800 169 1144
Wales and West Utilities: 0800 912 2999

BUSINESS RATES:

We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that there is currently three assessments for the property totalling £14,950. The property will probably need to be re-assessed if occupied by a single business.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Asset Rating for this property is E (108).

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

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

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

















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