

THE OLD WORKSHOP, PERRANARWORTHAL, TRURO, TR3 7NY

LEASEHOLD £17,000 PER ANNUM EXCLUSIVE

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
The premises are located adjoining the busy A39 approximately 5 miles from Truro and 5 miles from Falmouth. The premises are located close to the Norway Inn and opposite Perran Foundary.

DESCRIPTION:
A detached two storey building comprising workshop/storage on the ground floor with attractive open plan offices above. The building built approximately 15 years ago and is completed to a high specification with double glazed windows, electrically operated up and over garage door.

SCHEDULE OF ACCOMMODATION:
The ground floor incorporates an open plan space with wc and understairs cupboard and the first floor includes open plan office, kitchen and WC.

The property includes three parking spaces and there are two public laybys located nearby for additional parking.

To the rear of the property there is a raised garden area.

Area	Sq Ft	Sq M
Ground Floor	664	61.69
WC		
Office	458	42.55
Kitchen	64	5.95
WC		
Total	**1,186**	**110.18**

LEASE TERMS:
The premises are offered by way of a new full repairing and insuring lease; the remaining terms are open to negotiation.

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 £5,000. 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 has a Band C(51) rating and expires on 03/10/2035.

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

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

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





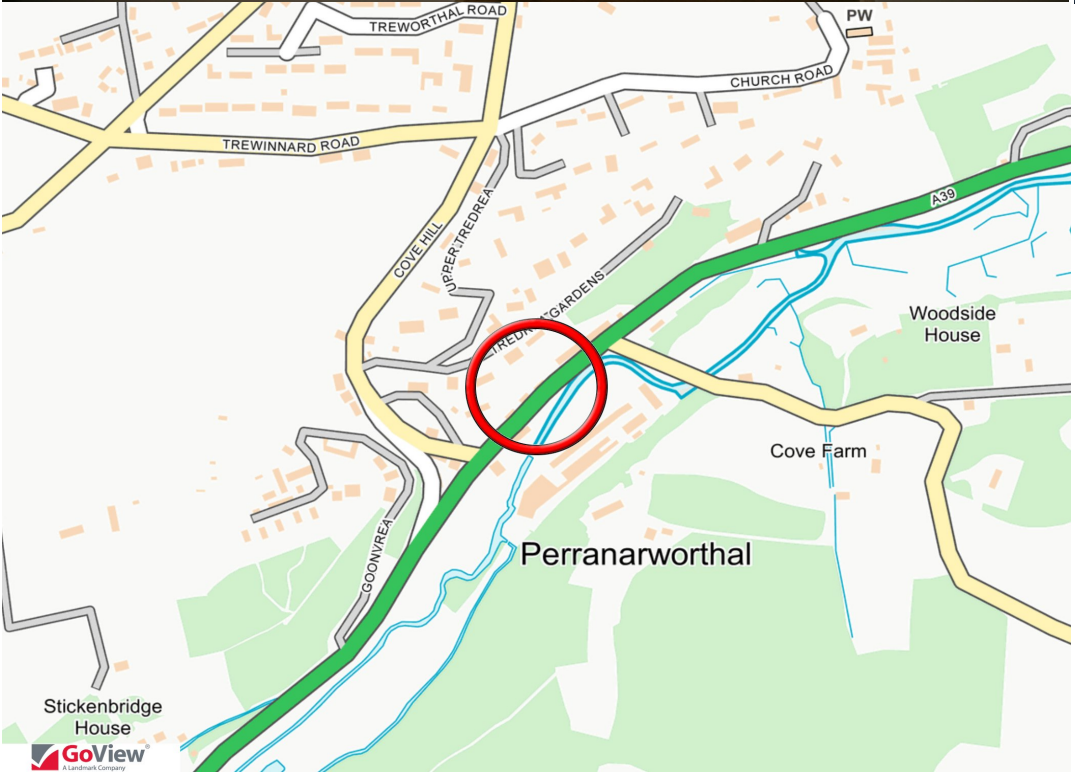


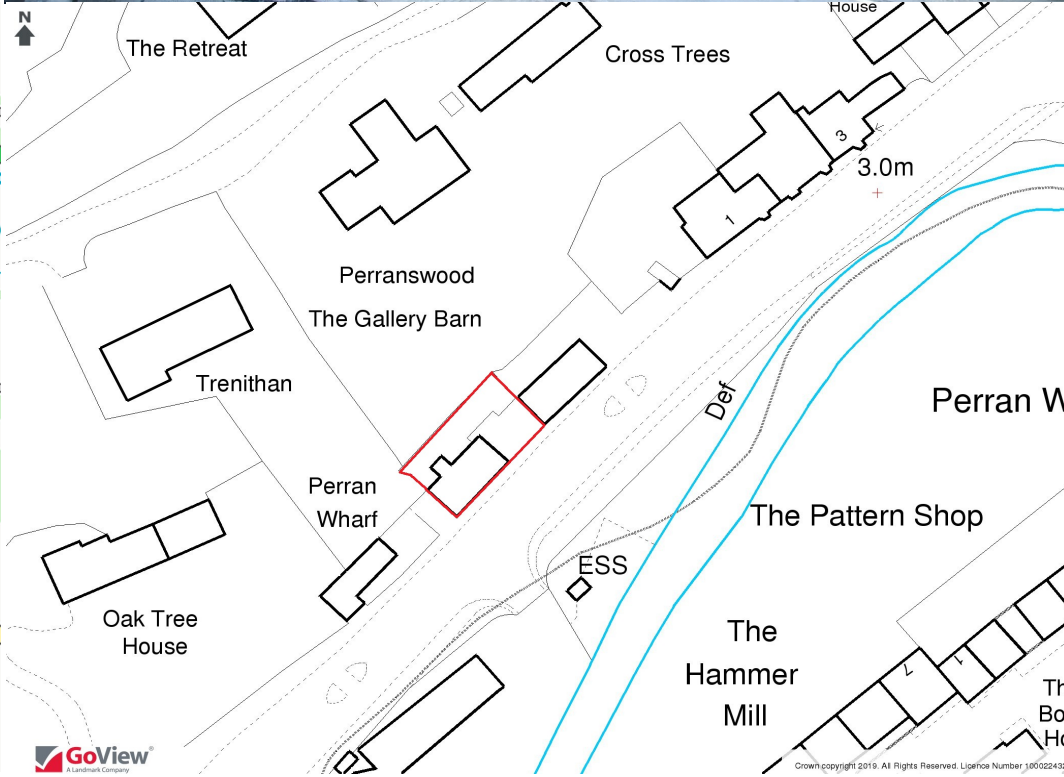

IMAGE TAKEN PRIOR TO CURRENT TENANT TAKING OCCUPATION

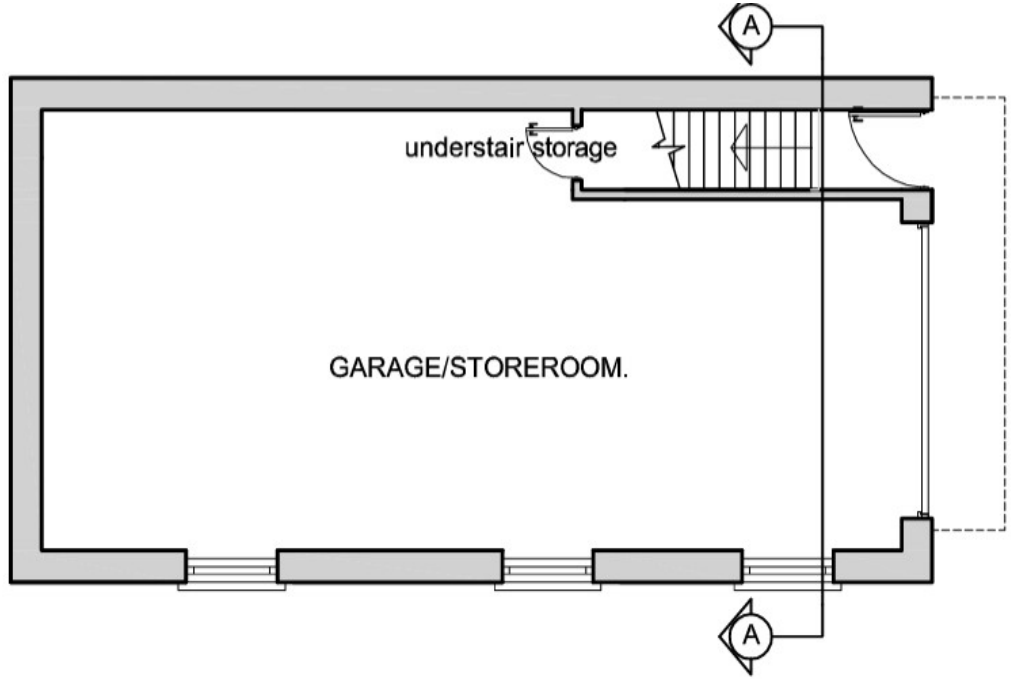

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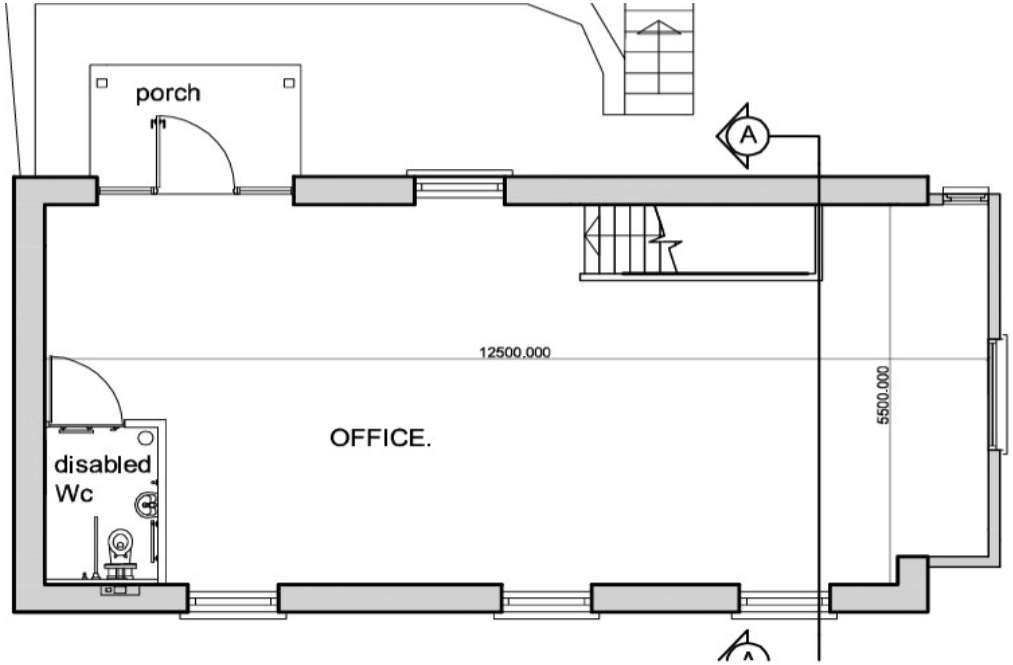

IMAGE TAKEN PRIOR TO CURRENT TENANT TAKING OCCUPATION







07 GROUND FLOOR PLAN



08 FIRST FLOOR PLAN



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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