Miller Commercial

Chartered Surveyors and Business Property Specialists





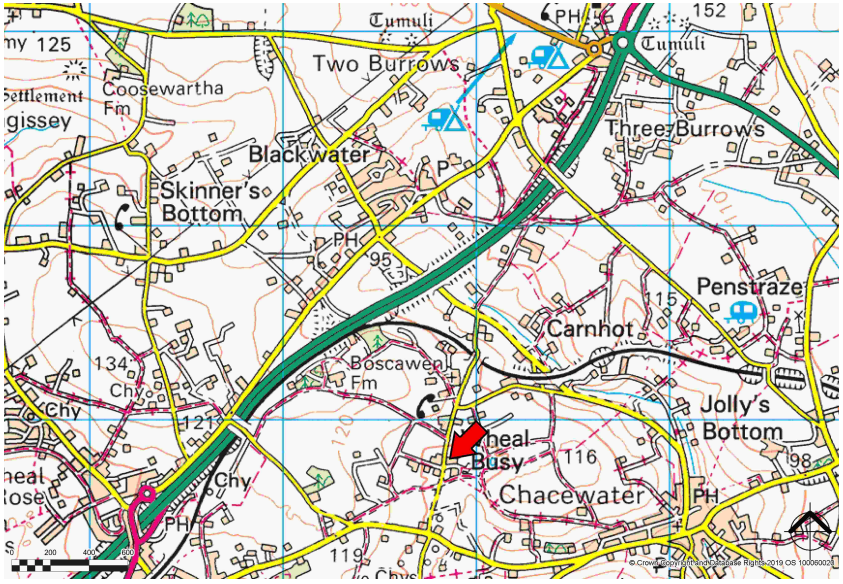
UNIT 2 DUCKWORTHS BUSINESS PARK, WHEAL BUSY, TRURO, TR4 8NZ

The property is located in Wheal Busy, on the edge of Chacewater, approximately 6 miles west of Truro with easy access to the A30, Redruth, Truro and Falmouth. A rural location with very good communication links and an ideal location for certain motor trade uses / storage or light industrial uses.

The premises comprises a large workshop/light industrial with a compound/yard area to the rear included in the rental.

£25,200 PER ANNUM

- **TO LET - LIGHT INDUSTRIAL UNIT / WORKSHOP WITH OUTSIDE SPACE**
- **COMPOUND STORAGE YARD AVAILABLE**
- **SUITABLE FOR CERTAIN MOTOR TRADE BUSINESSES**
- **4,812 SQ FT (447 SQ M)**
- **EASY ACCESS TO A30 JUNCTION AT SCORRIER**
- **EPC OF "C" (75)**
- **NO VAT**







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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:
The property is located in Wheal Busy, on the edge of Chacewater, approximately 6 miles west of Truro with easy access to the A30, Redruth, Truro and Falmouth.

DESCRIPTION:
A versatile, ground floor unit that could be used for a variety of purposes from warehouse storage, workshop, distribution or certain types of motor trade. The unit benefits from a large open workshop area as well as further storage and private offices. A secure yard/compound to the rear of the unit is included in the rental if required. Floorplan over leaf.

**please note, the landlord will not be able to accept any trade that competes with other occupiers already on site **

SCHEDULE OF ACCOMMODATION:
Ground floor - 4,812 sq ft (447 sq m)

SERVICE CHARGE:
A service charge of £500 plus VAT per annum to cover external maintenance. This figure is not fixed and may increase in time.

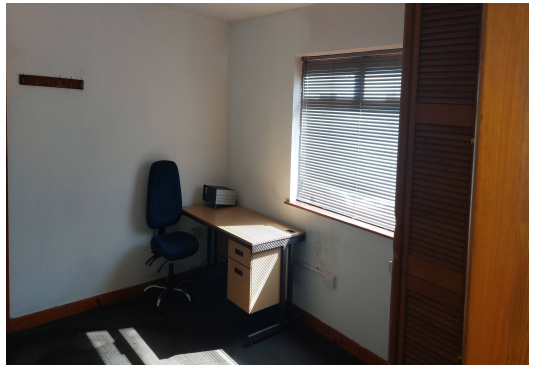
LEASE TERMS:
The property is available on new lease terms by arrangement

VAT:
All the above rentals are quoted exclusive of VAT. VAT is NOT chargeable on the rent.

LEGAL COSTS:
The incoming Tenant to bear the cost of the drafting of the lease.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows there are two seperate entries for the unit and current rateable values are £9,900 and £7,900. To find out how much business rates will be payable there is a business rates estimator service via the website.



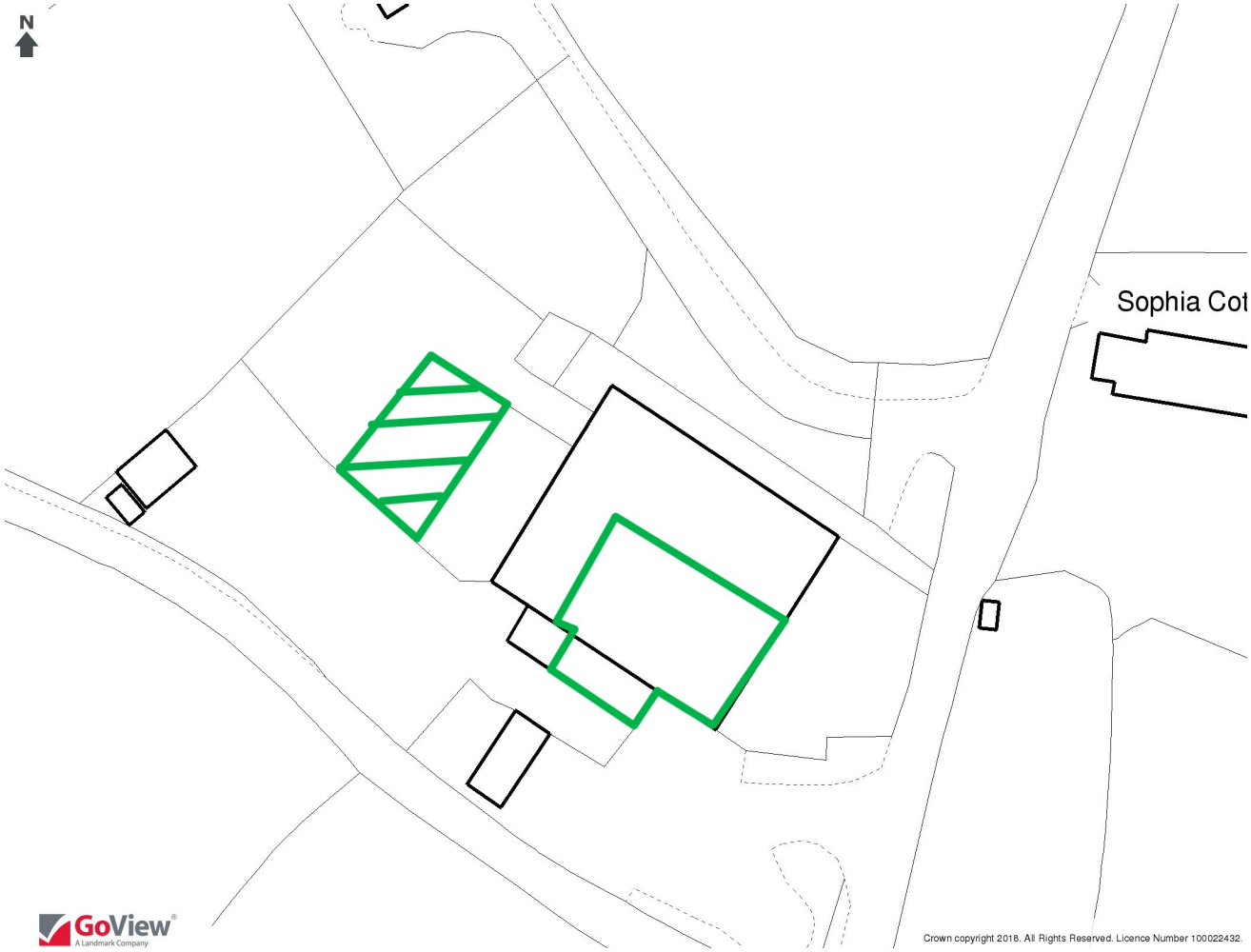


ENERGY PERFORMANCE CERTIFICATE:
The EPC for the property is "C" (75)

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

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