Miller Commercial

Chartered Surveyors and Business Property Specialists





LIGHT INDUSTRIAL/TRADE COUNTER PREMISES, UNIT 3 WHEAL ROSE ESTATE, SCORRIER, REDRUTH, TR16 5DA

The property itself comprises a site area of approximately 1.5 acres which includes:

- Main trade counter premises with mezzanine storage and office space
- 5 light industrial/storage units
- Large rear store
- Further store

There is plentiful parking, yard space and circulation space within the site. The site includes good access from the local road network and is HGV friendly.

- **LIGHT INDUSTRIAL UNITS/TRADE COUNTER PREMISES**
- **8,367 SQ FT (777.3 SQ M) TOTAL PLUS PARKING**
- **IDEALLY LOCATED FOR A30 AT SCORRIER**
- **NEW LEASE OFFERED**
- **AVAILABLE IMMEDIATELY**
- **ENERGY PEFORMANCE ASSEST RATING 'D' (80)**

LEASEHOLD - £29,500 PER ANNUM

LOCATION:
The site lies just north of the A30 at Scorrier with easy access onto the A30 which will be improved once the dual carriageway works between Chiverton Cross and Carland Cross are complete sometime later this year. Scorrier is strategically placed in mid-Cornwall for access to the whole of the county.

SCHEDULE OF ACCOMMODATION:
Trade Counter incl
Main Area 253.8 Sq M (2,732 Sq Ft)
Mezzanine 84.6 Sq M (911 Sq Ft)
Office 1 11.8 Sq M (127 12 Sq Ft)
Office 2 16.5 Sq M (178 Sq Ft)
Outside Sores
Store 1 168 Sq M (1,809 Sq Ft)
Store 216.2 Sq M(174 Sq Ft)
Unit 1 44.6 Sq M (481 Sq Ft)
Unit 2 63.2 Sq M (680 Sq Ft)
Unit 3 33.8 Sq M (364 Sq Ft
Unit 4 18.9 Sq M (203 Sq Ft)
Unit 5 44 Sq M (474 Sq Ft)

TENURE / LEASE TERMS:
Leasehold - the premises are offered by way of a new full repairing and insuring lease at an initial rental of £29,500 per annum.

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 £33,000 for the entire site of which this forms part. It will need to be re-assessed following completion of a letting.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (80).

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








Shaft
Rest Haven
Shetland
Factory
Westwinds
Wheal Rose
Farmhouse
0
50 m
100 m
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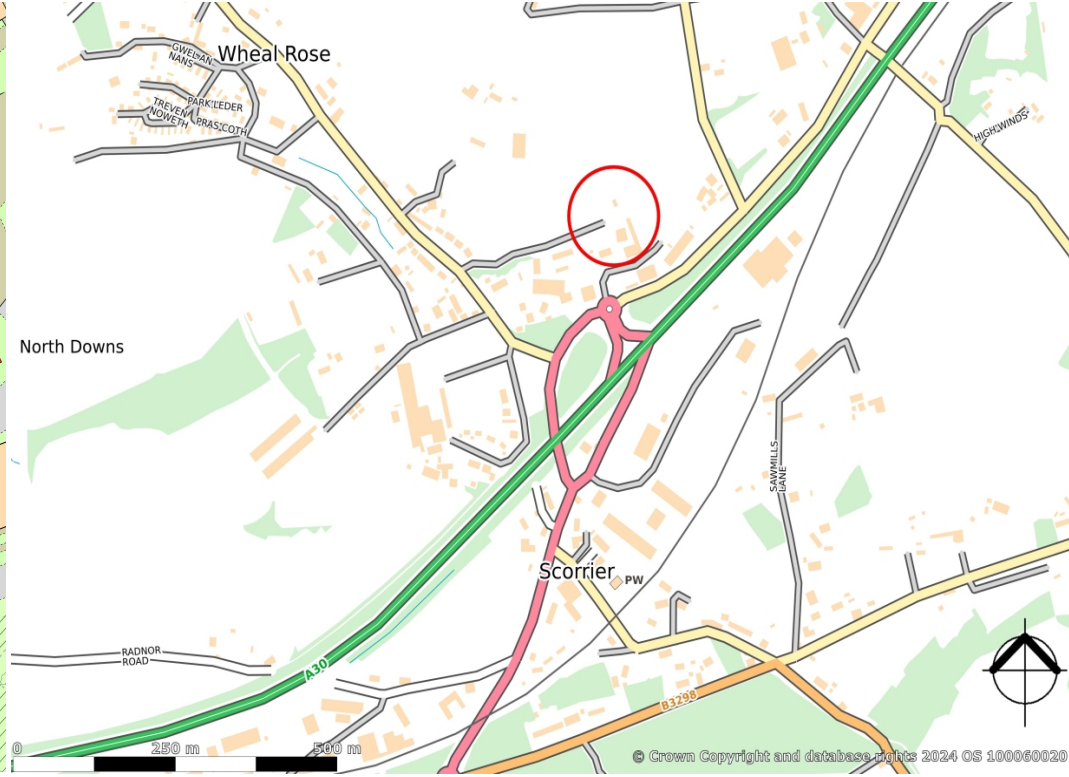
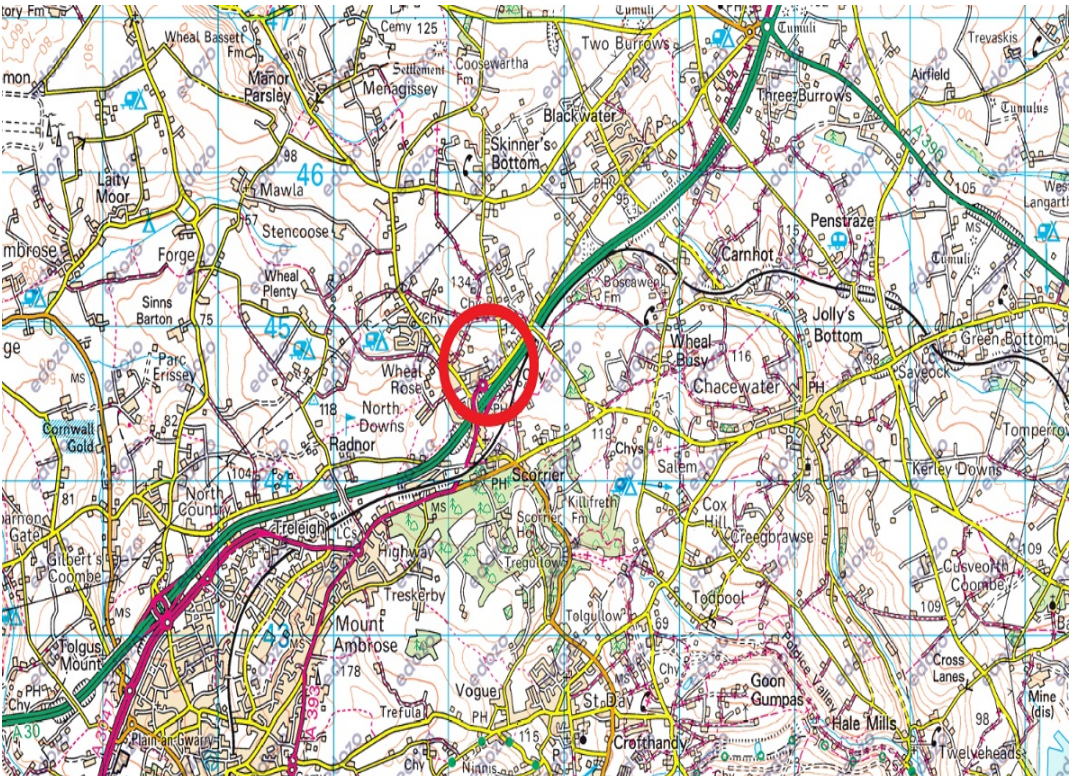

Wheal Rose
North Downs
Scorrier
PW
RADNOR ROAD
A30
B3298
SAWMILLS LANE
HIGH WINDS
0
250 m
500 m
© Crown Copyright and database rights 2024 OS 100060020


Wheal Bassett Fm
Manor Parsley
Menagissey
Coosewartha Fm
Two Burrows
Three Burrows
Airfield
Trevaskis
Blackwater
Skinner's Bottom
Laity Moor
Mawla
Stencoose
Forge
Wheal Plenty
Sinns Barton
Parc Erissey
Wheal Rose
North Downs
Radnor
Penstraze
Carnhot
Boscawen Fm
Jolly's Bottom
Wheal Busy
Chacewater
Green Bottom
Saveock
Tomperrow
Kerley Downs
Cornwall Gold
North Country
Scorrier
Killifreth Fm
Salem
Cox Hill
Creegbrawse
Cusveorth Coombe
Gilbert's Coombe
Treleigh
Highway
Treskerby
Tregullow
Todpool
Mount Ambrose
Tolgus Mount
Vogue
Trefula
St Day
Goon Gumpas
Hale Mills
Cross Lanes
Twelveheads
Croftandy
Plain an Gwarry
Mine (dis)
A3393
A3074
A3071
A30
A39
A3075
A3058
A391
A392
A38
A390
A387
A3083
A394
A393
A3078
A3072
A3079
A386
A388
A395
A389
Holsworthy
Okeha
Cornwall
Boscastle
Tintagel
Launceston
Camelford
Tamar
Bodmin Moor
R Tamar
R Allen
R Camel
Padstow
Wadebridge
CORNWALL
Callington
Bodmin
Liskeard
Saltash
Newquay
Lostwithiel
Looe
Fowey
Torpoint
Whitsand Bay
St Austell
Probus
CITY OF PLYMOUTH
Redruth
St Ives
Cornwall
Hayle
Penryn
St Mawes
St Just
Helston
Penzance
Falmouth
Falmouth Bay
Mount's Bay
Land's End
Cornwall
Lizard Point
Lizard
Promap
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