

3 FOUNDRY COURT, WADEBRIDGE, PL27 7QN

Rent: £7,200 Per Annum Exclusive

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
The property forms part of Foundry Court, a collection of small retail units found between Chapel Street and Park Road in the town centre but convenient for Molesworth Street and Polmorla Road. Wadebridge is a popular market town located on the banks of the River Camel within North Cornwall, close to the popular coastal destinations of Padstow, Polzeath and Rock. The town is situated 12 miles from Newquay Airport and 9 miles from the A30 at Bodmin.

DESCRIPTION:
3 Foundry Court forms part of an attractive courtyard of local independent businesses and just a stones through from the main retail street of Molesworth Street and Polmorla Road. The premises comprise a main retail area with a communal WC accessed separately. The premises would suit a variety of uses and are available immediately by way of a new proportional full repairing and insuring lease.

SERVICE CHARGE:
There is a service charge for the whole court which we are advised is between £200 - 300 per annum.

LEASE TERMS:
The premises are available immediately by way of a new proportional full repairing and insuring lease.

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 £4,600. 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 is to be confirmed.

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

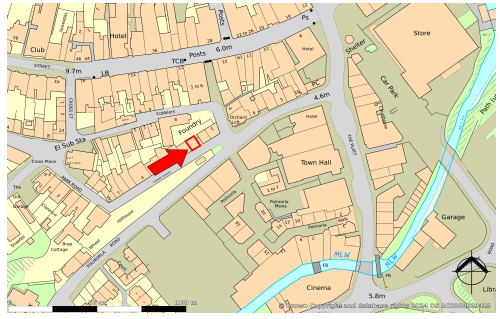
Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

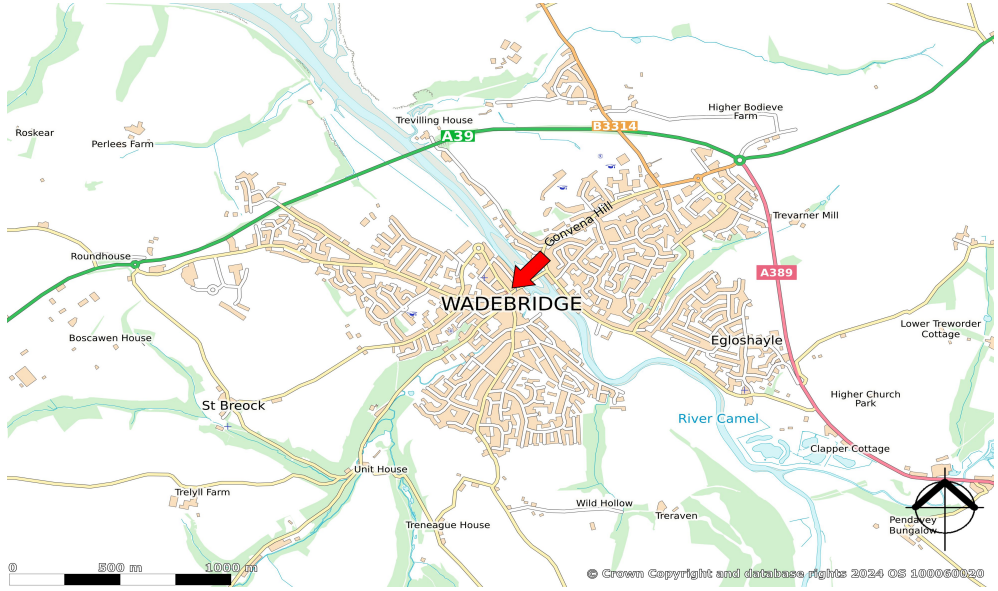
Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk













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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