Miller Commercial

Chartered Surveyors and Business Property Specialists



UNIT 5, BARRAS MOOR FARM, PERRANARWORTHAL, Nr TRURO, CORNWALL, TR3 7PE

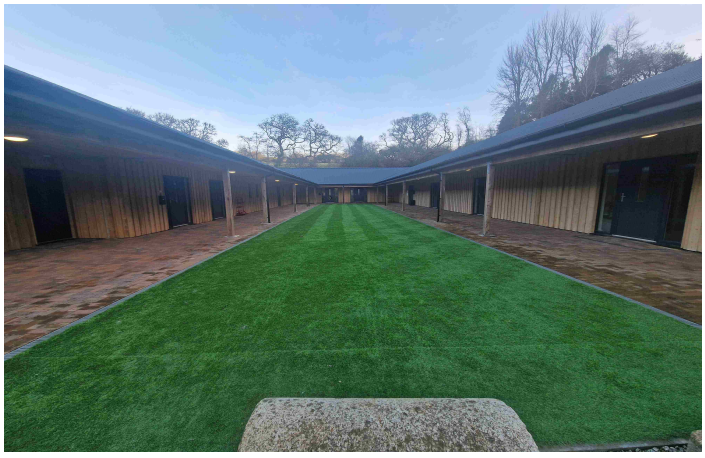
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Recently an extension to the site has been undertaken to provide a further ten rural retail units which are arranged in a horse shoe shape around a central courtyard.

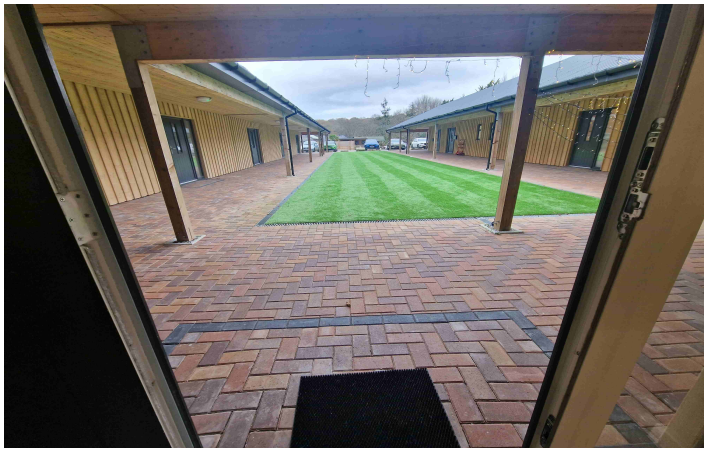
- **RETAIL/OFFICE PREMISES TO LET**
- **807 SQ FT (75 SQ M)**
- **LOCATED BETWEEN TRURO AND FALMOUTH ON THE A39**
- **ATTRACTIVE COURTYARD LOCATION**
- **NEW LEASES AVAILABLE**
- **EPC RATING B (28)**

£18,000 PER ANNUM EXCLUSIVE









LOCATION:
Barras Moor is located in a highly accessible location on the A39 main road between the Cathedral City of Truro and the port of Falmouth. Truro is 7 miles distant and offers a mainline railway station as well as a wide range of shopping and amenities. Falmouth is a vibrant town located 4 miles to the south and offers a university campus as well as a mixture of local and independent shops/restaurants

DESCRIPTION:
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SCHEDULE OF ACCOMMODATION:
807sq ft (75 sq m).
Unit 5 has its own internal DDA compliant WC.
Separate communal bin store.
On site parking.

LEASE TERMS:
The premises are available to let Quarter 1 2025 on a new internal repairing and insuring lease.

SERVICE CHARGE:
A service charge of £2,340 applies towards the common parts of the estate and external cleaning of the units.
Insurance at the current annual premium of £600 also applies.

VAT:
We have been advised the units will be elected for VAT.

LEGAL COSTS:
The ingoing Tenant to be responsible for the Landlord's reasonably incurred legal costs in the preparation of the lease.

COVENANT STATUS:
A deposit or other security may be required subject to covenant status.

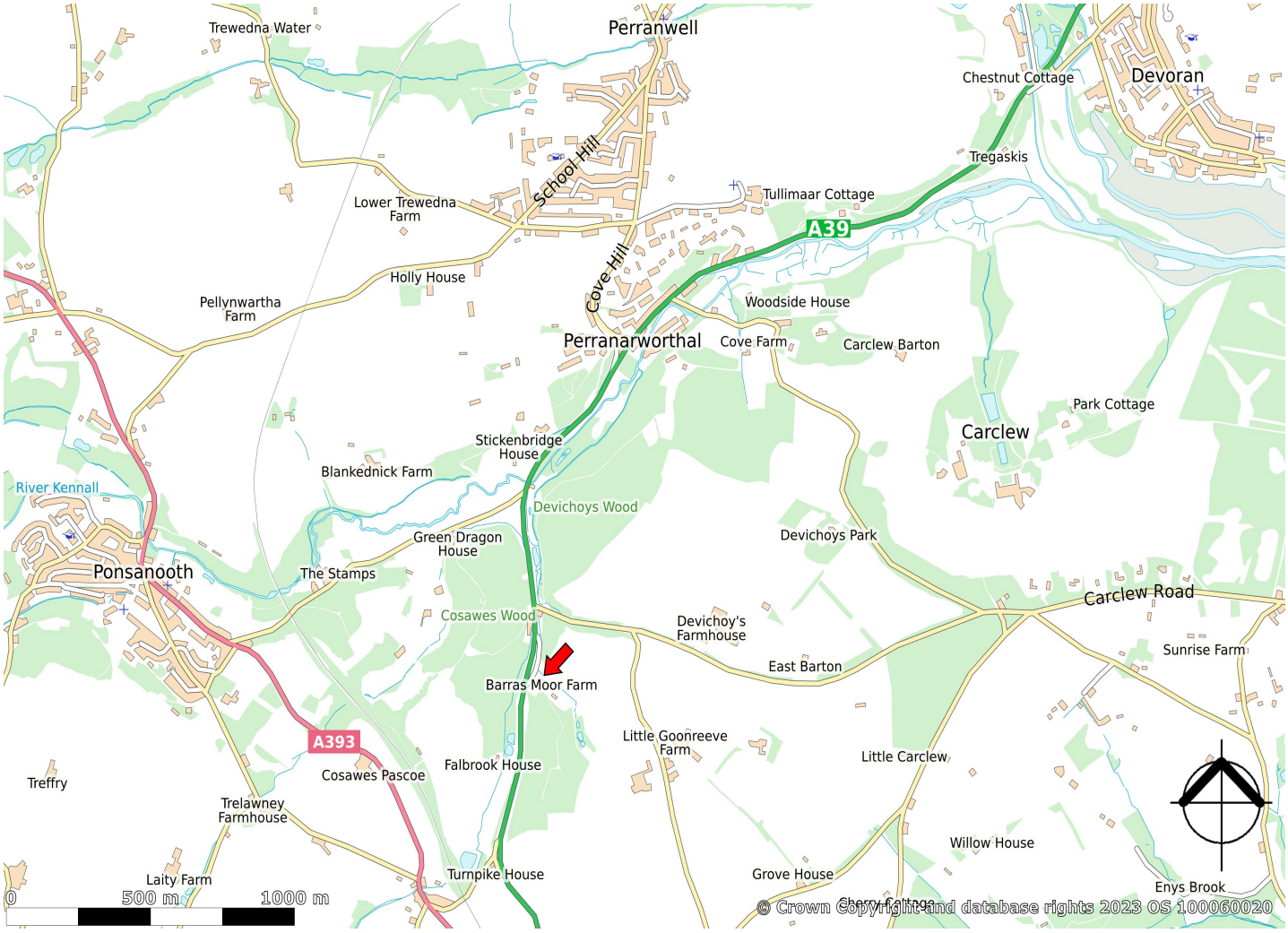
BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/viewmy-valuation/search which shows that the current rateable value as per the 2023 assessment is £4,500. If this is the only commercial property held by the business it is likely that the business will be exempt from paying rates.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for Unit 5 is B (28).

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

Jonny Bright on 01872 247022
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