

UNIT 1, SCHOONERS BUSINESS PARK, WADEBRIDGE, PL27 6HB

Asking Rent £10,500 Per Annum Exclusive

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
Schooners Business Park is popular and well located within the Trenant Industrial Estate, on the edge of the thriving market town of Wadebridge. The estate itself is home to a laundry business, a mechanical engineer, and commercial spray painters. The estate is well managed and offers convenient space for a variety of uses.

DESCRIPTION:
Unit 1 Schooners Business Park is a 1,043 Sq Ft (97 Sq M) light industrial unit with a roller shutter door and undergoing some internal updates following the exit of the previous tenant this is a good opportunity for a business to expand into well equipped premises in an established location.

SERVICE CHARGE:
There is a service charge on the estate with further details available upon request.

TENURE / LEASE TERMS:
The premises are available by way of a new full repairing and insuring lease at a rent of £10,500 per annum with other terms open to the negotiation.

Subject to the covenant strength a rent deposit may be required.

VAT:
The property is not elected for VAT therefore no VAT is payable on the rent.

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 £7,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

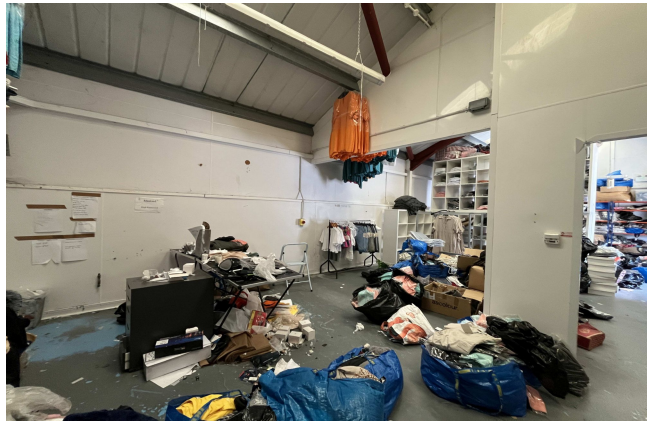
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property has been applied for and will be available shortly.

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

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

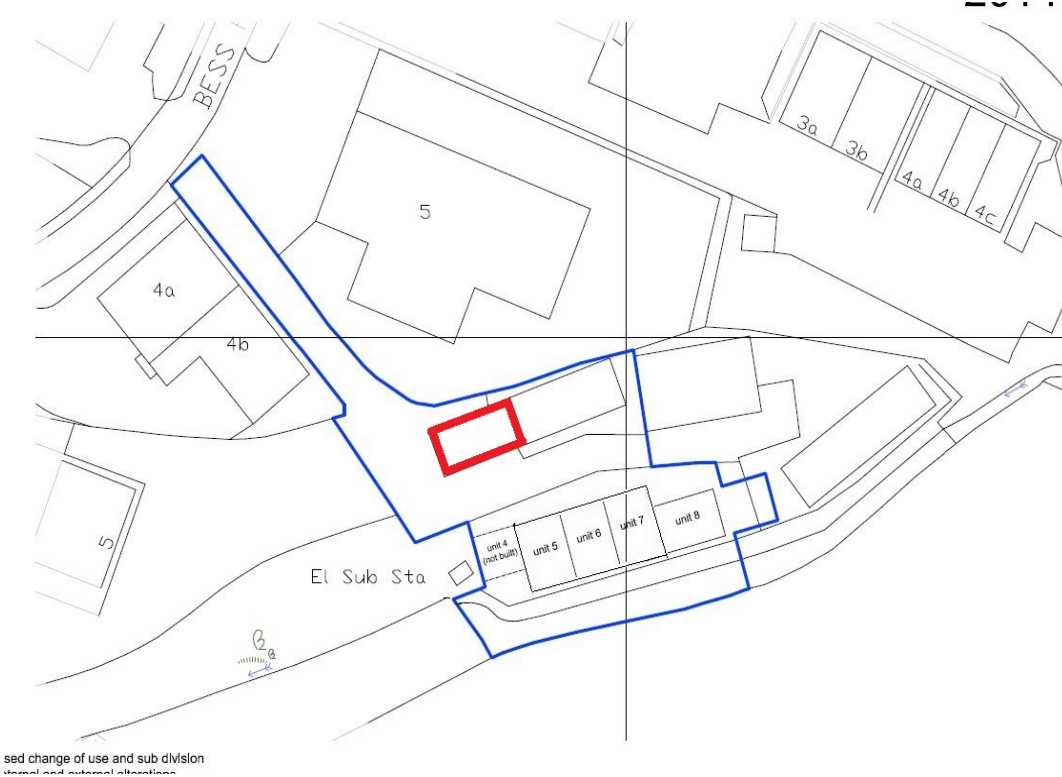
Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk





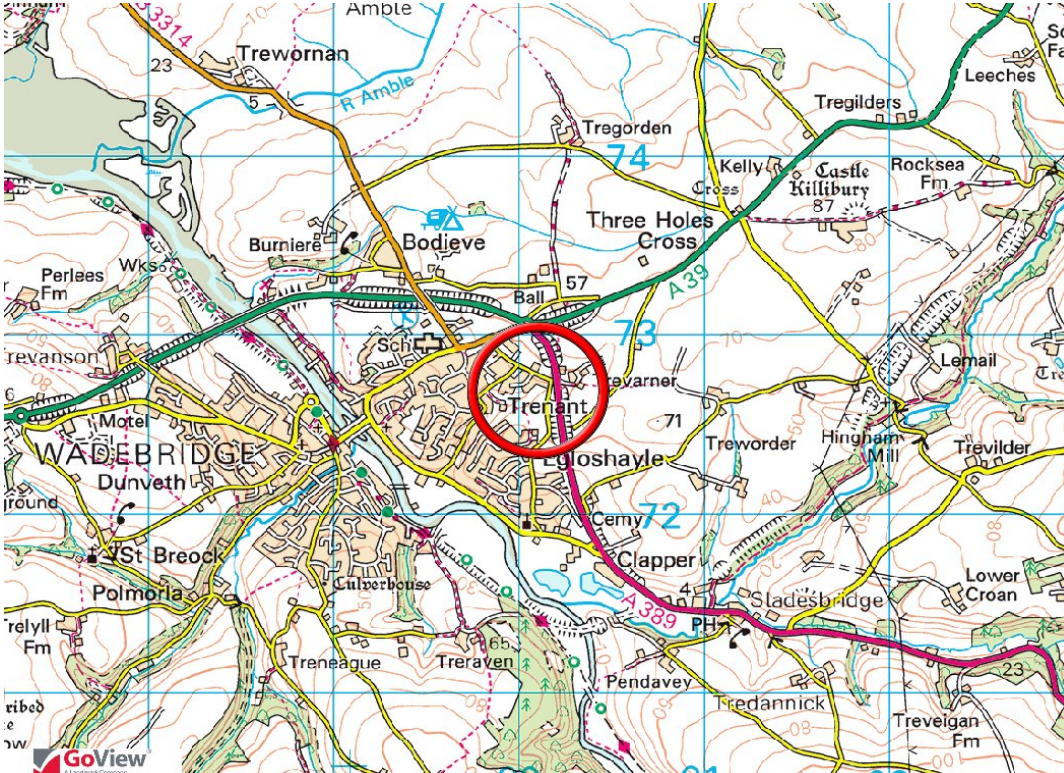






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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed 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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