Miller Commercial

Chartered Surveyors and Business Property Specialists





2D TRECERUS INDUSTRIAL ESTATE, PADSTOW, PL28 8RW

Located on the only industrial estate serving Padstow, the property benefits from good access to the A39 & A30 and offers a newly refurbished lock up unit with 3-phase power, WC, tea point, roller shutter door and new insulated roof. The front door and windows are double glazed and of uPVC frames.
Unit 2D forms part of a terrace of light industrial / workshop units located in the centre of the estate. The unit has a large communal yard and parking area to the front. Maximum eaves height is 4.5m.
Trecerus is home to a wide range of occupiers including several in the food and drink business as well as the large publishers TJ Books.

£12,500 PER ANNUM EXCLUSIVE

- **TO LET**
- **REFURBISHED INDUSTRIAL UNIT**
- **ROLLER SHUTTER DOOR, 3-PHASE POWER, NEW LED LIGHTS**
- **PROMINANT LOCATION ON THE OUTSKIRTS OF PADSTOW**
- **987 Sq Ft (92 Sq M)**
- **CAR PARKING INCLUDED**
- **SUITABLE FOR A VARIETY OF USES**
- **EPC E (120)**

LOCATION:
Trecerus Industrial Estate is the only trading estate serving Padstow and is situated about 1½ miles from the harbour.

Padstow is a popular tourist location on the north coast of Cornwall and has benefited greatly from the number of high quality restaurants in the area, most notably from Rick Stein, but more recently Paul Ainsworth and the town is synonymous with high quality food and drink.

DESCRIPTION:
Located on the established industrial estate of Trecerus on the outskirts of Padstow, the property benefits from good access to the A39 & A30. Unit 2D forms part of a terrace of lock-up industrial units located in the centre of the estate.

The unit is of steel portal frame and rendered in cement. It has recently had a new insulated roof installed as part of a wider refurbishment of this part of the estate and internally, has just been refurbished and redecorated to provide a clear open workshop with WC, tea point, new LED lighting and a manual roller shutter door. It benefits from 3-phase power and a large communal yard and parking area to the front. Maximum eaves height is 4.5m.

Please note: motor trade is not being considered for this unit.

SCHEDULE OF ACCOMMODATION:
987 Sq Ft (92 Sq M)

SERVICE CHARGE:
There is a maintenance rent of 12.5% of the annual rent to cover the maintenance and upkeep of the common parts of the estate.

LEASE TERMS:
The premises is available by way of anew lease from the landlord on terms to be agreed.

VAT:
All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:
The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

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 £6,600.

For a small business operating out of one business premises, it is likely that the occupier can benefit from small business rates relief. To find out how much business rates will be payable there is a business rates estimator service via the website.

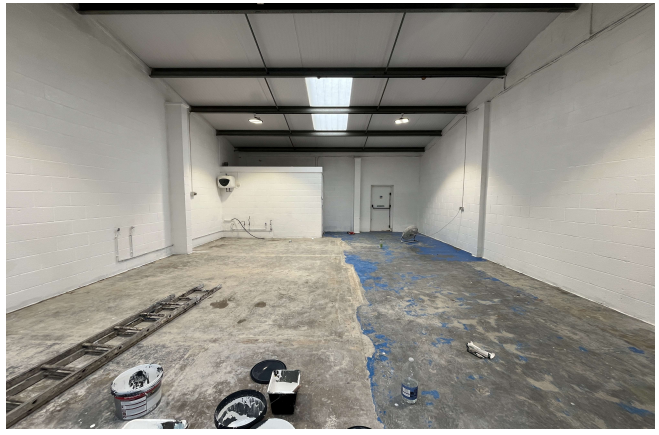
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is E (120).

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

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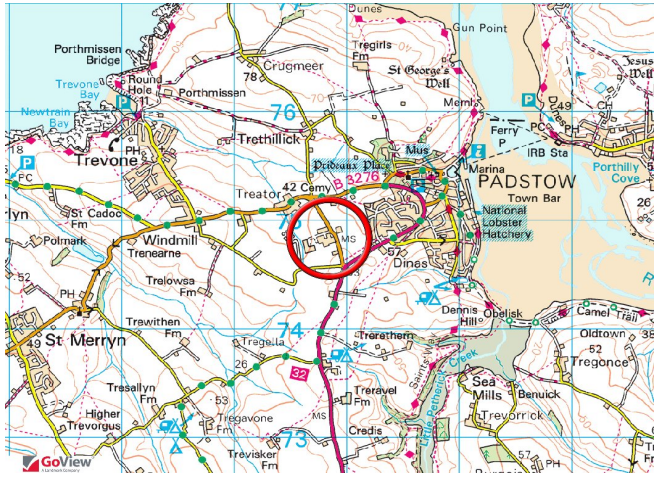












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