

7A ROSPEATH LANE, CROWLAS, PENZANCE, TR20 8DU

£250,000 FREEHOLD

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
Rospeath Industrial Estate is located just off the A30 through Crowlas and is home to many small and medium-sized businesses. Unit 7 sits in the west part of the estate opposite a bungalow style unit. Penzance is 5 miles to the west, with Redruth 15 miles to the east on the A30.

DESCRIPTION:
Rospeath Industrial Estate is located just off the A30 through Crowlas and is home to many small and medium-sized businesses. Unit 7 has recently been refurbished to a good standard.

SCHEDULE OF ACCOMMODATION:
The property has been measured in accordance with RICS Property Measurement, Second Edition under Gross Internal Area:

Left Side: 118.6 Sq M (1277 Sq Ft)
Right Side: 126.5 Sq M (1362 Sq Ft)

Total: 245 Sq M (2,638 Sq Ft)

TENURE:
The property is to be sold freehold with full vacant possession.

The units could be sold individually as well - details available upon request.

VAT:
The property is not elected for VAT - therefore no VAT is payable on the purchase price.

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 £13,000. 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 is E (118).

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

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

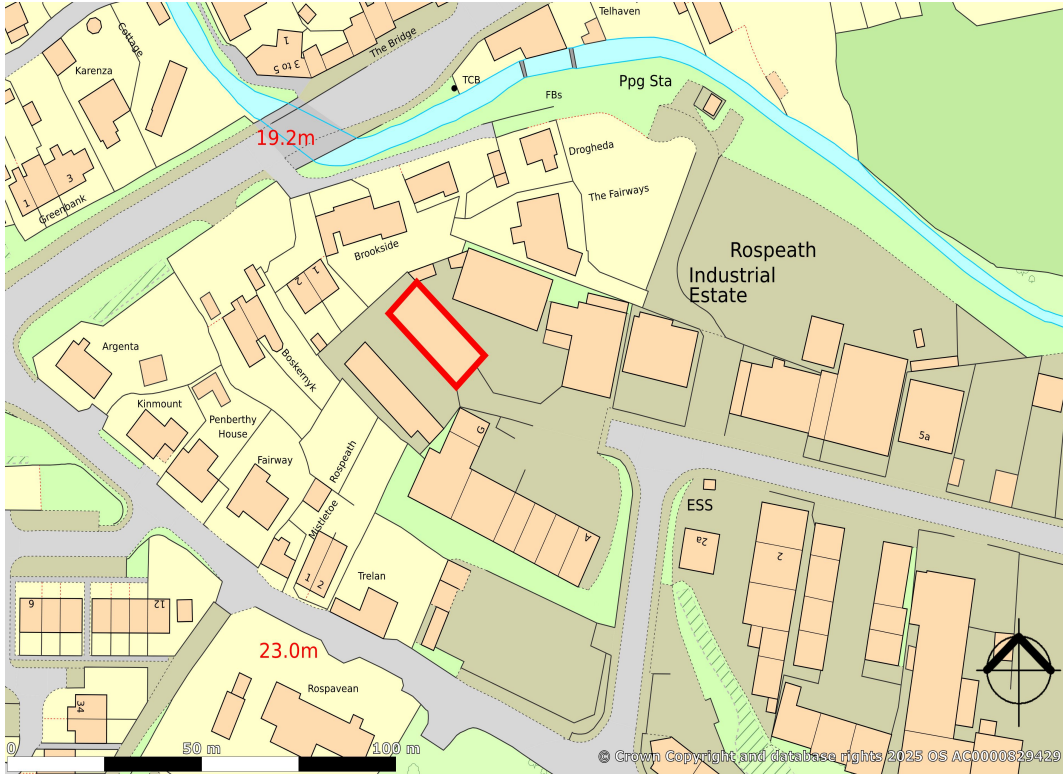
Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

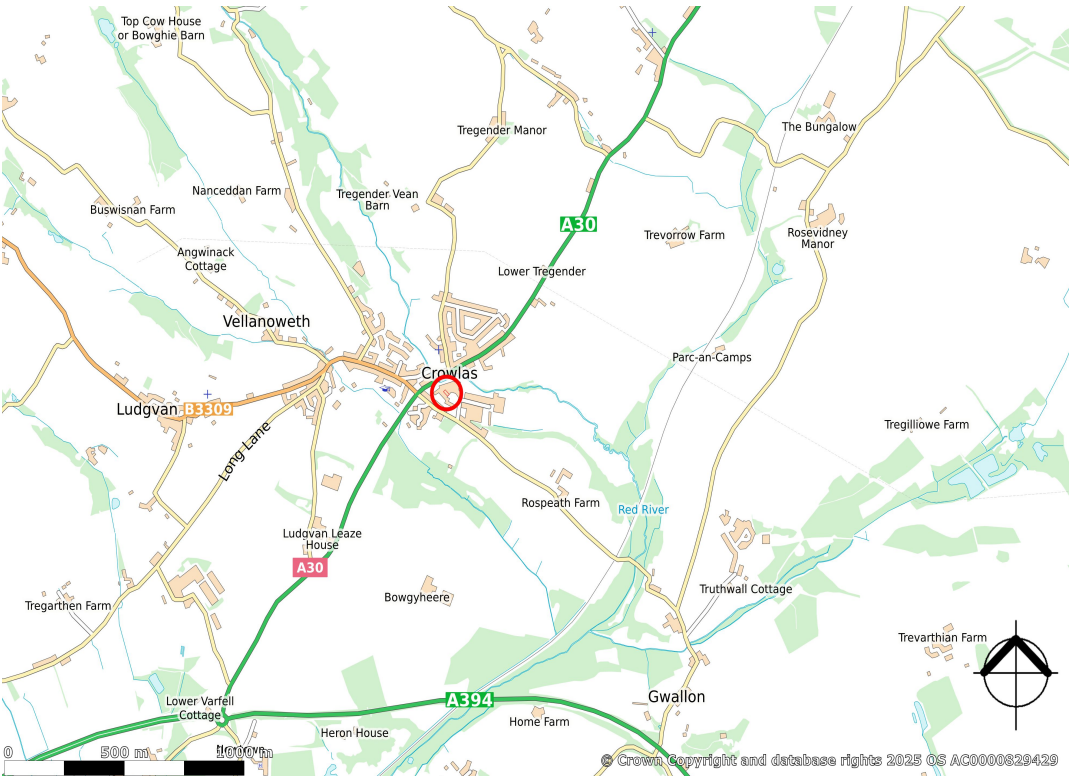









Telhaven
Karenza
The Bridge
TCB
FBs
Ppg Sta
19.2m
Drogheda
The Fairways
Greenbank
Brookside
Rospeath
Industrial
Estate
Argenta
Boskennyk
Kinmount
Penberthy
House
Fairway
Rospeath
Mistletoe
Trelan
ESS
23.0m
Rospavean
0
50 m
100 m
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Top Cow House
or Bowghie Barn
Tregender Manor
The Bungalow
Nanceddan Farm
Buswisnan Farm
Tregender Vean
Barn
A30
Trevorrow Farm
Rosevidney
Manor
Angwinack
Cottage
Lower Tregender
Vellanoweth
Parc-an-Camps
Crowlas
Ludgvan
B3309
Long Lane
Tregilliowe Farm
Rospeath Farm
Red River
Ludgvan Leaze
House
A30
Truthwall Cottage
Bowgyheere
Tregarthen Farm
Trevarthian Farm
Lower Varfell
Cottage
A394
Gwallon
Heron House
Home Farm
0
500 m
1000 m
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Holsworthy
Okeha
Cornwall
Boscastle
Tintagel
Launceston
A39
A395
R Tamar
A3079
A386
Camelford
A30
Tamar
Bodmin Moor
R Allen
R Camel
A389
A388
Padstow
Wadebridge
CORNWALL
Callington
Tavis
A38
A390
Bodmin
Newquay
A392
A30
Liskeard
Saltash
A366
Lostwithiel
A3075
A3058
A391
A387
Looe
Fowey
Torpoint
Whitsand
Bay
Plym
St
Austell
Truro
Probus
A390
A30
A39
Redruth
St Ives
A3074
A30
A393
Camborne
Hayle
Penryn
R Fal
A3078
Cornwall
St Just
A3071
Penzance
A30
Helston
A394
A39
St Mawes
Falmouth
Falmouth Bay
Mount's
Bay
Land's
End
A3083
Cornwall
Lizard Point
Lizard
CITY OF
PLYMOUTH
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