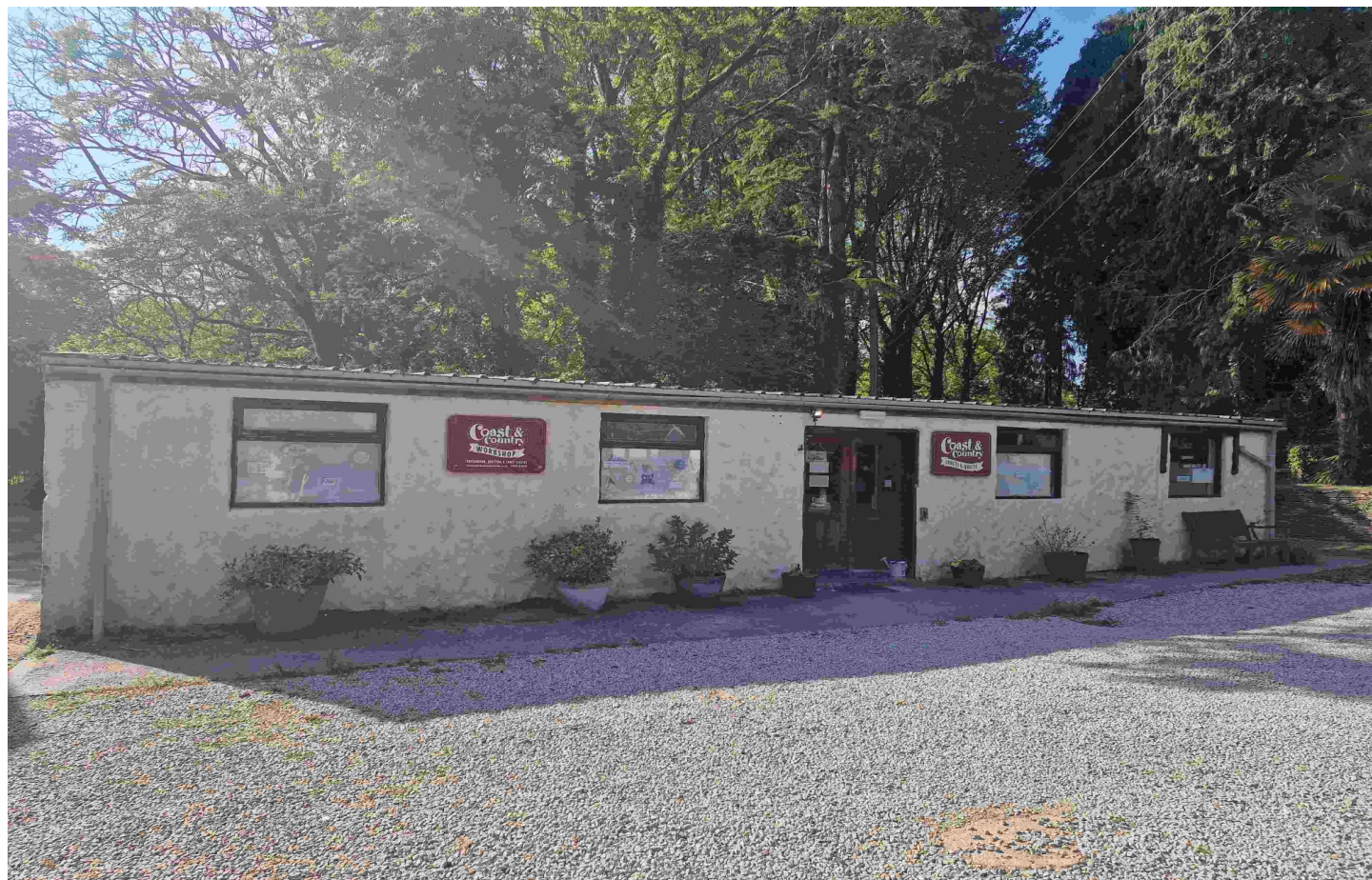




## PART UNIT 1, THE COURTYARD, BARRAS MOOR FARM, PERRANARWORTHAL, TRURO, TR3 7PE

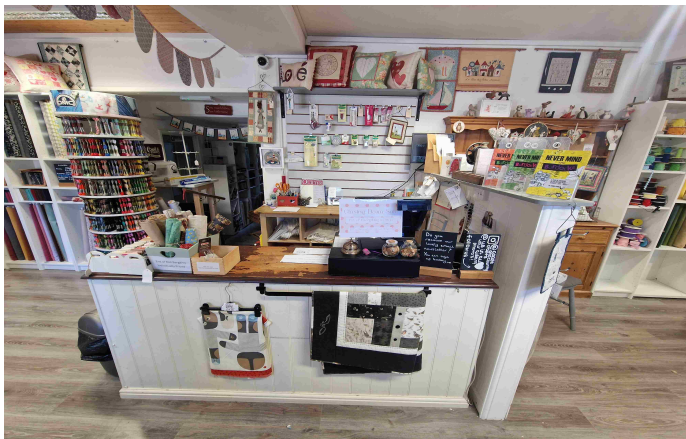
The premises are located in a small courtyard amongst a cluster of independent businesses.

The site has recently been extended and is home to a variety of occupiers.

The main draw to the site is a well regarded independent cafe/coffee shop and ample parking

- **VERSATILE RETAIL / OFFICE PREMISES WHICH CAN BE SUB-DIVIDED TO FORM SMALLER UNITS**
- **FROM 215 SQ FT (20 SQ M) TO 1,292 SQ FT (120 SQ M)**
- **LOCATED JUST OFF THE MAIN ROAD BETWEEN TRURO AND FALMOUTH**
- **ATTRACTIVE SEMI-RURAL LOCATION**
- **NEW LEASE AVAILABLE**
- **EPC B (43)**

**FROM £6,400 TO £19,200 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:**

The premises are located in a small courtyard amongst a cluster of independent businesses.

The site has recently been extended and is home to a variety of occupiers.

The main draw to the site is a well regarded independent cafe/coffee shop and ample parking

#### **ACCOMMODATION:**

The property measures approximately 1,292 sq ft 120 sq m which can be sub-divided into smaller Units from 215 sq ft (20 sq m).

Shared WC/welfare facilities are provided in a separate building within the courtyard.

#### **SERVICE CHARGE:**

A service charge is payable, further information available via request.

#### **LEASE TERMS:**

The lease terms are subject to negotiation.

#### **COVENANT STATUS:**

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

#### **VAT:**

We have been advised this unit has not been elected for 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>. 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 B (44).

#### **VIEWING AND CONTACT INFORMATION:**

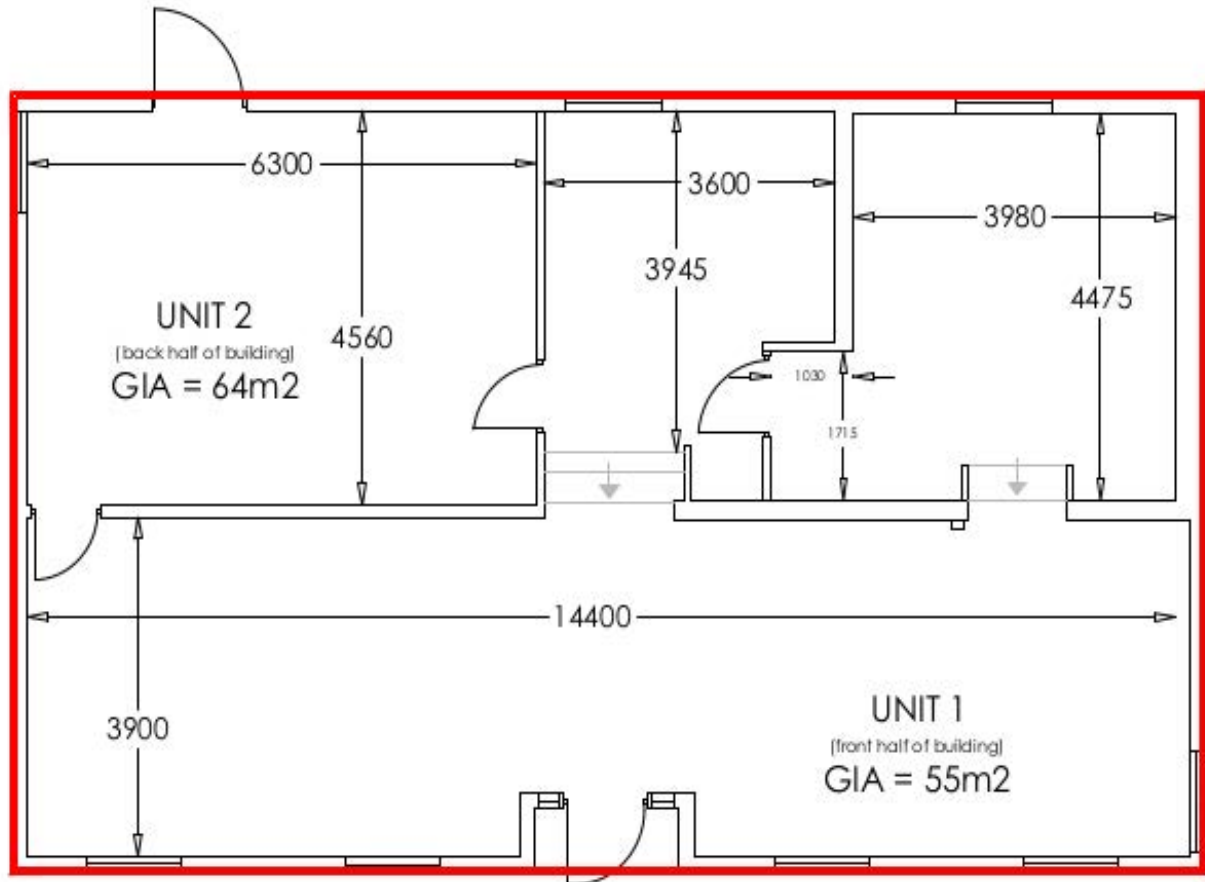
Strictly through Miller Commercial. Please contact either:-

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

**Tom Smith** on 01872 247013

Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

**UNIT 1 FLOORPLAN**

ALL MEASUREMENTS ARE APPROXIMATE

**Miller Commercial**

EG Radius Leaderboards



**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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