Miller Commercial

Chartered Surveyors and Business Property Specialists



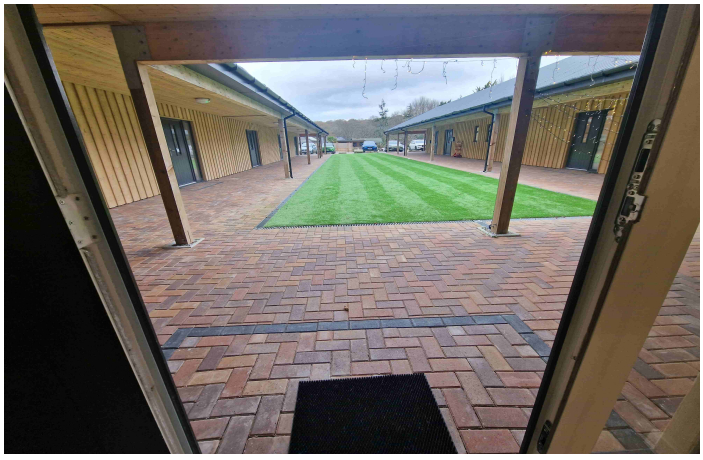
UNIT 3, BARRAS MOOR FARM, PERRANARWORTHAL, Nr TRURO, CORNWALL, TR3 7PE

Barras Moor Farm is a charming rural retail park which is home to the following businesses: Craft store, Salon and Bistro.
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.

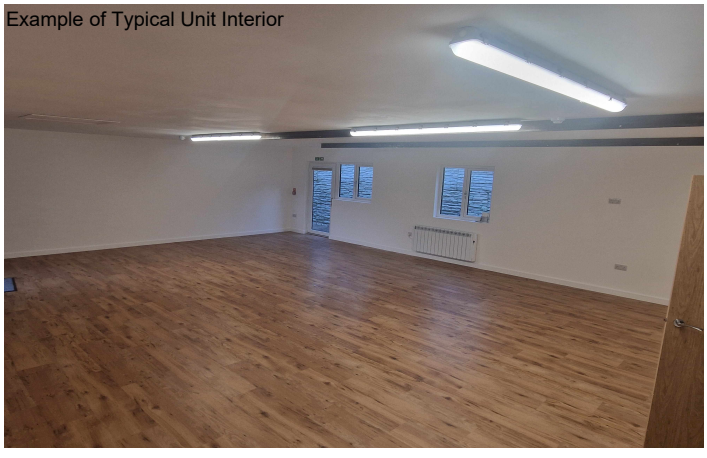
- **RETAIL/OFFICE PREMISES TO LET**
- **538.20 SQ FT (50 SQ M)**
- **LOCATED BETWEEN TRURO AND FALMOUTH ON THE A39**
- **ATTRACTIVE COURTYARD LOCATION**
- **NEW LEASES AVAILABLE**
- **EPC RATING B (31)**

£12,000 PER ANNUM EXCLUSIVE






Example of Typical Unit Interior


Example of Typical Unit Interior

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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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.

SCHEDULE OF ACCOMMODATION:
538.20 sq ft (50 sq m).
Unit 3 has its own internal DDA compliant WC.
Separate communal bin store.
On site parking.

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

SERVICE CHARGE:
A service charge of £1,560 applies towards the common parts of the estate and external cleaning of the units.
Insurance at the current annual premium of £6396 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.

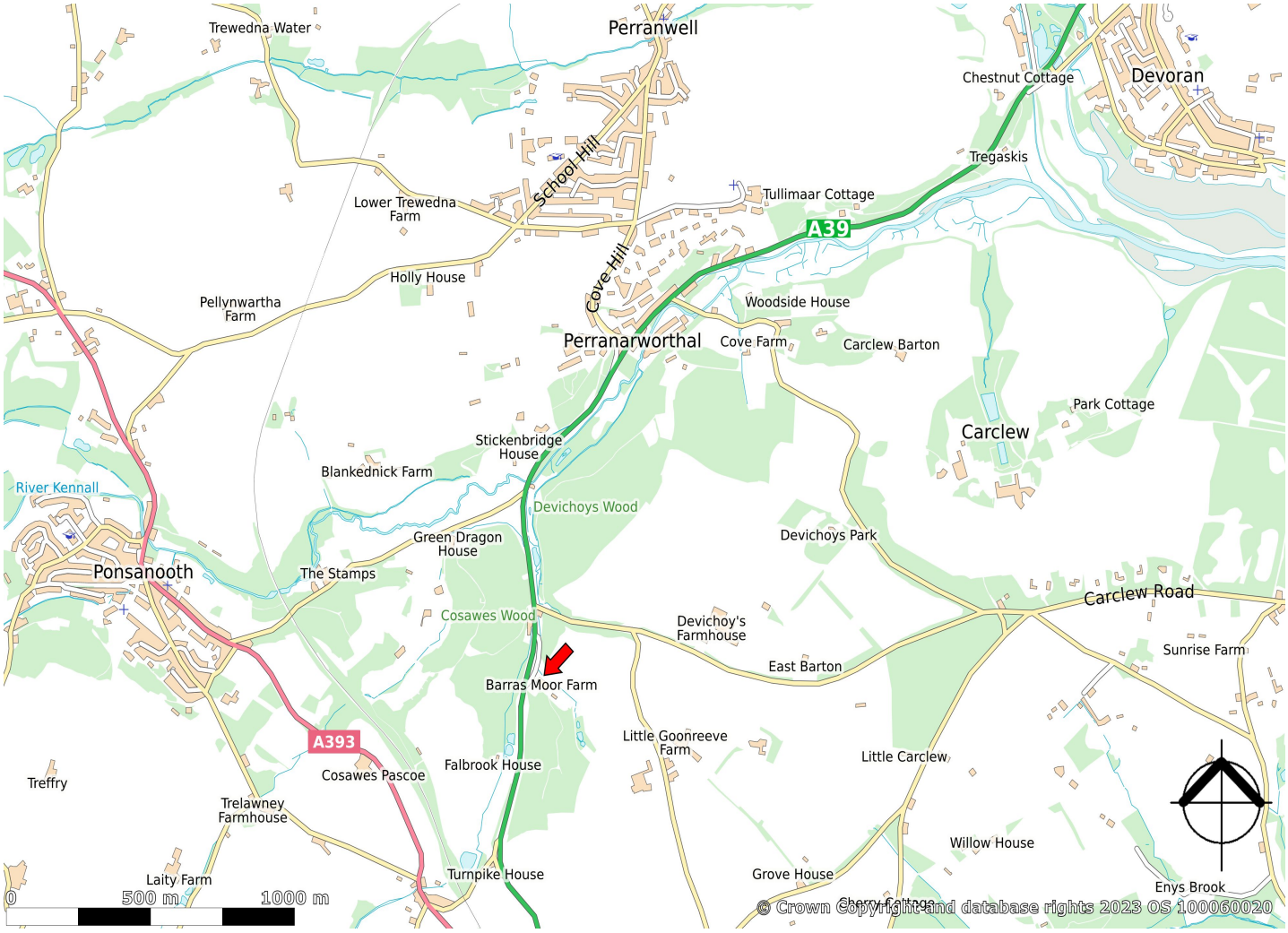
BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/viewmy-valuation/search which shows that the current rateable value as per the 2023 assessment is £6,400. If this is the only commercial property held by the business it is likely that the business will be exempt from paying rates.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for Unit 3 is B (31).

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

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

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk







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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