

INDUSTRIAL PREMISES, ST JUST IN ROSELAND, ST MAWES, TR2 5HY

£30,000 PER ANNUM EXCLUSIVE

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
The property is located on the main road to St Mawes, just on the edge of St Just village, benefiting from a peaceful yet well-connected position. St Just in Roseland is a highly picturesque waterside village on the Roseland Peninsula, set on the Fal Estuary and renowned for its iconic church and scenic surroundings. The area enjoys good access via the King Harry Ferry, linking to Truro and wider Cornwall, with nearby St Mawes offering a passenger ferry to Falmouth.

DESCRIPTION:
Modern garage premises constructed in 2020, comprising four individual bays, each served by electric roller shutter doors, together with ancillary office accommodation. The property is arranged over ground floor only and is presented in very good condition, benefitting from compliance with DDA requirements. Built of block construction with timber truss roof, the premises are well specified and benefit from excellent levels of natural light. Services include mains water, electricity and private drainage.

A new full repairing and insuring (FRI) lease is available, with no service charge applicable. Garage equipment is available by separate negotiation.

SCHEDULE OF ACCOMMODATION:
Gross internal area extends to 2,917 SQ FT









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

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 £18,000 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 to be confirmed.

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

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

Eilidh Donaldson on 01872 301830
Email ed@miller-commercial.co.uk











