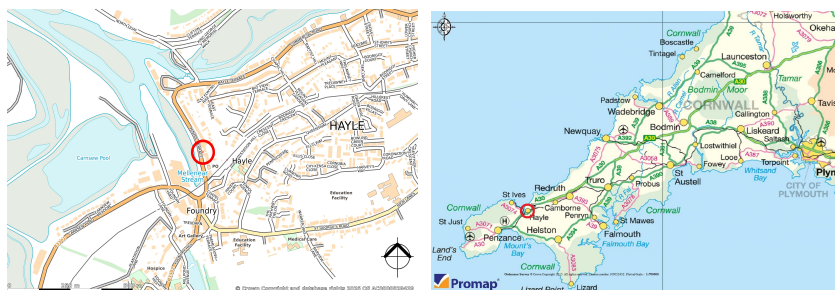




RETAIL INVESTMENT, 24 PENPOL TERRACE, HAYLE, TR27 4BQ

£130,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

The property is situated on the main road through Hayle, within the established Foundry area of the town, which provides a mix of independent retail, local services and residential properties. Hayle is a well-connected West Cornwall town positioned along the A30 trunk road, providing direct access to Penzance (approx. 7 miles west) and Camborne/Redruth (approx. 6-10 miles east), with onward links to Truro and the wider Cornwall road network.

DESCRIPTION:

The property is subject to an existing occupational lease commencing 30th November 2018 for a term of 15 years. The lease is on an internal repairing and insuring basis and provides for stepped rental increases throughout the term as follows:

- Years 1-3: £10,000 per annum
- Years 4-6: £11,000 per annum
- Years 7-9: £12,000 per annum
- Years 10-12: £13,000 per annum
- Years 13-15: £14,000 per annum

TENURE / LEASE TERMS:

The property is available freehold subject to the occupational lease described above.

VAT:

All the above prices/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 £8,800. 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 X (NN).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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Email ed@miller-commercial.co.uk