



**UNITS 24 A-G & UNIT 25, PENNYGILLAM INDUSTRIAL ESTATE,
LAUNCESTON, PL15 7ED**

OFFERS IN EXCESS OF £1,300,000

LOCATION:

The units are well located almost equidistant between Truro and Exeter on the A30. Pennygillam itself is home to numerous national operators such as FedEx, CEF, Greggs and Toolstation alongside regional businesses such as Hawkins Motors, Warrens the Butcher and South West Hire and Sales

DESCRIPTION:

Multi-let industrial estate for sale in the popular Pennygillam Industrial Estate area of Launceston. Occupied by local operators, the estate comprises 7 smaller units in a block and then a large self contained unit with spacious yard.

Currently producing £44,400 with the larger unit being owner occupied which will be offered with vacant possession. The tenanted Units have an average rental of £7.99 which we consider to be reversionary.

TENURE / LEASE TERMS:

Freehold subject to the existing occupational leases. It is expected that this will be treated as a Transfer of Going Concern.

Full copies of existing leases are available upon request.

SERVICE CHARGE:

The Landlord has not historically run a separate service charge.

SCHEDULE OF ACCOMMODATION:

The below areas are approximate and have been measured under Gross Internal Area in accordance with RICS Property Measurement, Second Edition.

Units 24 A - F: all 648 Sq Ft / 60.2 Sq M

Unit 24 G: 2005 Sq Ft / 186.3 Sq M

Unit 25: 7,143 Sq Ft / 663.6 Sq M

Total floor area: 13,038 Sq Ft / 1,211.2 Sq M

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 values are:

- 24 A - £7,300
- 24 B - £7,300
- 24 C - £7,300
- 24 D - £7,300
- 24 E - £7,300
- 24 F - £7,400
- 24 G - £10,000
- 25 - £26,000

VAT:

All the above prices/rentals are quoted exclusive of VAT.

Units 24 A - G are elected for VAT and held on a separate freehold title.

Unit 25 is not elected for VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this properties have been ordered.

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

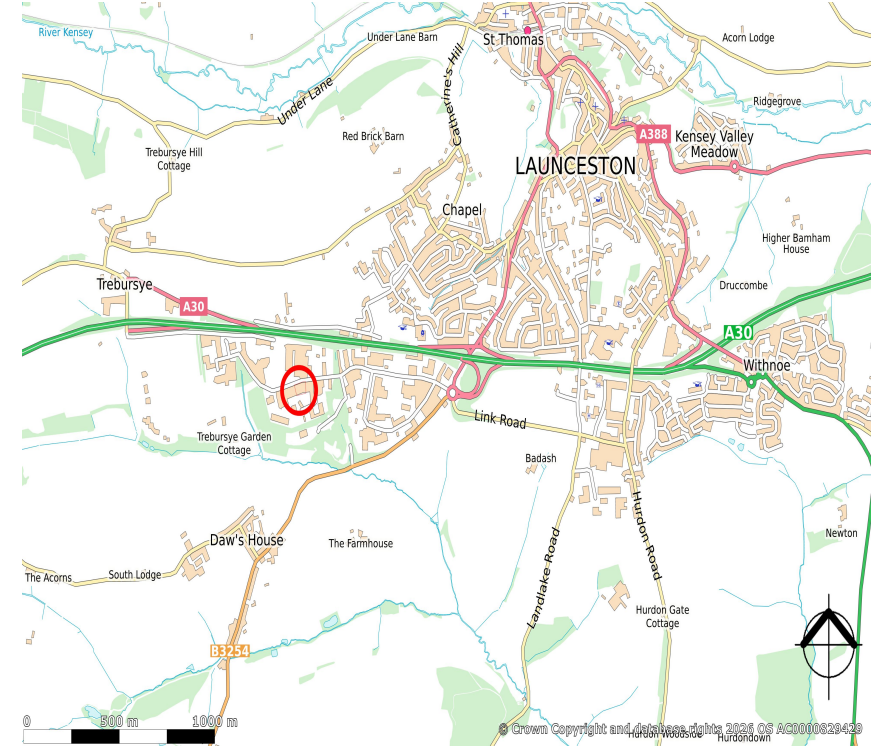






Tenancy Schedule

Unit	Sq M	Sq Ft	Lease Length	Tenant Name	Passing Rent	Repair	Rent Review	Break Date
24 A	60.2	648	3 Years from 30 May 2018	Mr Mason T/A Atlantic Glass	£5,400 PA	IRI	N/A	N/A
24 B	60.2	648	6 months from 1 June 2019	Onesport UK Ltd	£5,400 PA	IRI	N/A	N/A
24 C	60.2	648	2 years from 1 August 2016	Nibbles Direct Ltd	£5,400 PA	IRI	N/A	N/A
24 D	60.2	648	1 year from 1 January 2020	Mr Tim Coleman T/A TC Promotions	£5,400 PA	IRI	N/A	N/A
24 E	60.2	648	3 years from 1 July 2023	Truck Springs Ltd	£5,400 PA	IRI	N/A	N/A
24 F	60.2	648	3 years from 1 July 2016	Bryan Tickener and Co	£5,400 PA	IRI	N/A	N/A
24 G	186.3	2005	5 years from 1 February 2015	0e2 Commercial Ltd	£12,000 PA	IRI	N/A	N/A
25	663.6	7143	N/A	Owner Occupied	N/A	N/A	N/A	N/A



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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