Miller Commercial

Chartered Surveyors and Business Property Specialists



UNIT 3, 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.

- **RETAIL/OFFICE PREMISES TO LET**
- **323 SQ FT (30 SQ M)**
- **LOCATED BETWEEN TRURO AND FALMOUTH ON THE A39**
- **ATTRACTIVE OUT OF TOWN LOCATION**
- **NEW LEASE AVAILABLE**
- **EPC B (40)**

£6,600 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.

SCHEDULE OF ACCOMMODATION:
Timber "Chalet Style" Unit, 30 sqm.
Double doors and a generous window frontage create a light and airy feel.
Please note there there currently is no water to the unit.
A well presented communal toilet block is available for the Tenants use.

SERVICE CHARGE:
The Service Charge And Insurance are £80 per month for the current service charge year.

LEASE TERMS:
The lease terms are subject to negotiation.

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 within band B 40.

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

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk

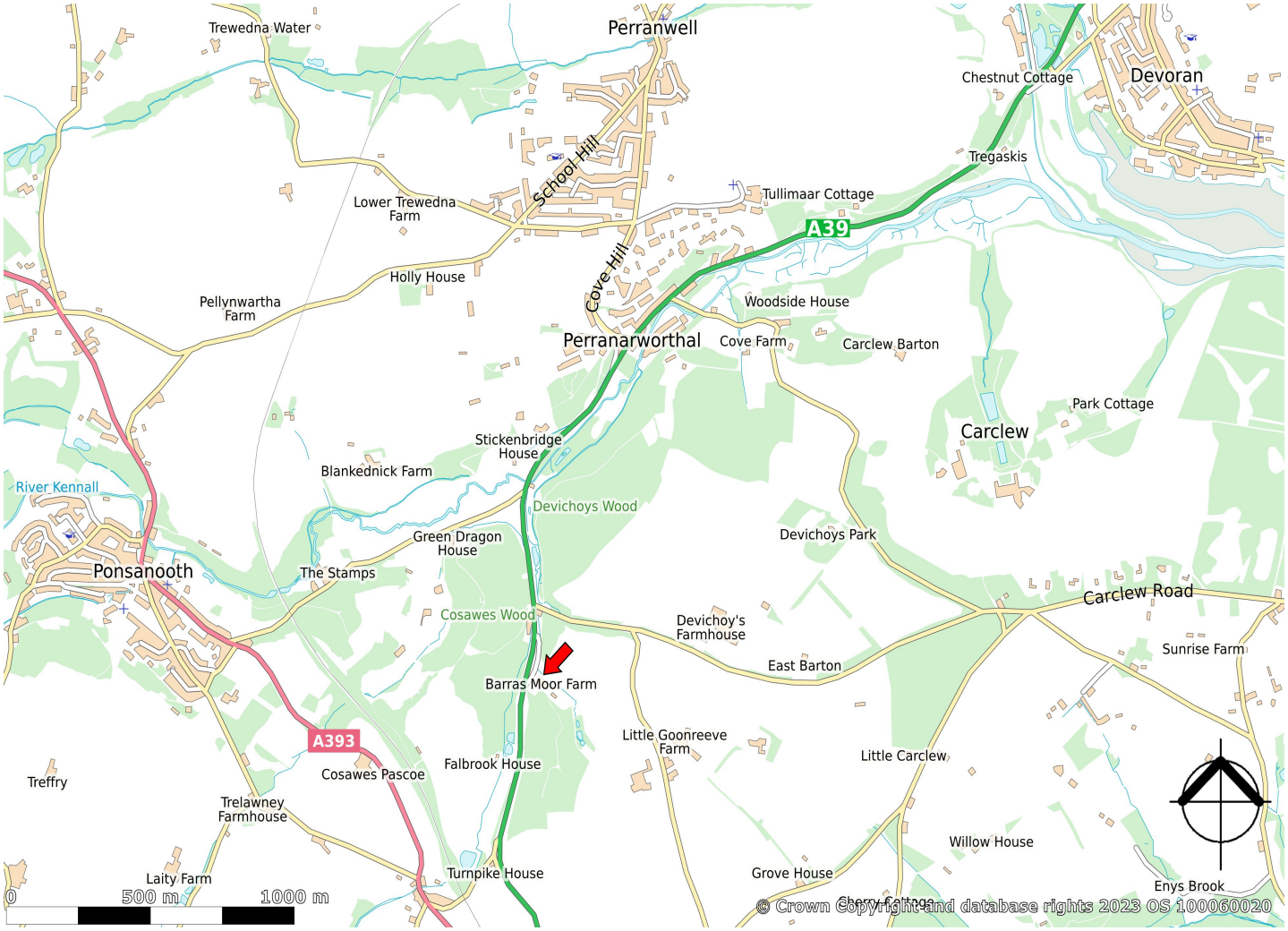
or

Jonny Bright on 01872 247022
Email jb@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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