

# RETAIL PREMISES, PELTON HOUSE, HIDDERLEY PARK, WEST SEATON, CAMBORNE, TR14 0AF



- BRAND NEW RETAIL UNIT
- FIRST THREE UNITS LET TO SPAR
- FROM 36.2 SQ.M (390 SQ.FT) TO 181.2 SQ.M (1950 SQ.FT)
- UNITS CAN BE COMBINED
- AVAILABLE IMMEDIATELY
- EPC - B (29)

**LEASEHOLD**

## Miller Commercial

The business property specialists





## LOCATION

Hidderley Park is a new development of 270 homes situated between Camborne and Pool, adjoining North Roskear. They are situated at the junction of Boiler Works Road, Enys Road and Cliff View Road.

## DESCRIPTION

The subject premises are located adjoining the entrance to the development and comprise the ground floor of a building with residential upper parts. Units 1-3 are being fitted out for use as a Spar shop. The remaining 5 units are fully available. The premises are being offered in shell finish with shop fronts being installed as required.

## ACCOMMODATION

All measurements have been taken off-plan and are on a Gross Internal Basis.

Unit 1 35.9 sq.m (387 sq.ft) - LET  
 Units 2 36.2 sq.m (390 sq.ft) - LET  
 Units 3 36.2 sq.m (390 sq.ft) - LET  
 Units 4 36.2 sq.m (390 sq.ft) - UNDER OFFER  
 Units 5 36.2 sq.m (390 sq.ft)  
 Units 6 36.2 sq.m (390 sq.ft)  
 Units 7 36.2 sq.m (390 sq.ft)  
 Units 8 36.2 sq.m (390 sq.ft)  
 Total 290 sq.m (3116 sq.ft)

Storage each unit has storage of 9.6 sq.m (103 sq.ft).

Parking - There are 7 spaces available for the lessee plus a layby and on street parking for customers.

Floor plans are available by request.

## TENURE/RENTAL

The premises are being offered by way of new leases, the terms of which are open to negotiation. The rentals are as follows:-

Units 5 to 8 - £4000 per annum each.  
 Units can be combined.

## LOCAL AUTHORITY

Cornwall Council  
 General Enquiries 0300-1234-100  
 Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## BUSINESS RATES

These have yet to be assessed. They will be assessed following practical completion.

## LEGAL COSTS

Each party to bear their own.

## VALUE ADDED TAX

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band B (29).

## CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk) or  
 Thomas Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)



**PLANS:** Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

**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]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[d]** 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 Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

**VIEWING:** Strictly by prior appointment through Miller Commercial.



**ESTATES GAZETTE AWARDED**  
**MILLER COMMERCIAL**  
 Cornwall's Most Active Agent  
 8th Year Running



• Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management  
 • Property Investment • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer  
 Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property

# Miller Commercial

