

8-10 FORE STREET, HAYLE, TR27 4DY



- FOR SALE OR TO LET
- PROMINENT RETAIL PREMISES WITH 1 BED FLAT ABOVE
- SITUATED CLOSE TO JULIAN FOYE, WARRENS, BOOTS, THE POST OFFICE
- ENERGY PERFORMANCE ASSET RATING - C(72)

ASKING PRICE £225,000 /
£12,000 PER ANNUM EXCL

Miller Commercial

The business property specialists



LOCATION

Copperhouse is the eastern hub of Hayle and is located less than a mile from Loggans Moor roundabout and retail park which is situated on the A30. The property fronts the busy B3301 which links the town centre with Lelant, Carbis Bay and St Ives and is a popular neighbourhood retail area.

DESCRIPTION

A ground floor double fronted end of terrace retail unit with two independently accessed flats above, one of which has been sold off under a long lease. The current tenants are due to vacate in April 2020.

ACCOMMODATION

All areas and dimensions are approximate.

Ground Floor

Retail Area 58.7 sq m (631 sq ft) - this includes an area currently partitioned off to form a storage/sorting area
Corridor leading to small kitchen, WC and storage area.

First Floor

FLAT 1

Kitchen/Lounge 4.31m by 5.37m - fully fitted

Bedroom 3.34m by 3.19m

Shower Room 1.15m by 3.91m incl. Shower WC and wash basin

FLAT 2

not inspected - this has been sold under a long lease

TENURE

The premises are offered on the following bases:-

Either:-

Freehold - For the whole building at an asking price of £225,000 subject to the long lease of Flat 2 (Ground Rent £35 per annum) or

Freehold - For the ground floor only at an asking price of £115,000 subject to a long lease of both flats or

Leasehold - The ground floor is available To Let by way of a new lease at an annual rental of £12,000 on proportional full repairing and insuring terms.

LEGAL COSTS

Freehold - each party to bear their own.

Leasehold - the incoming lessee to bear 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> which shows that the current rateable value for the shop is £10,250. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

ENERGY PERFORMANCE CERTIFICATE

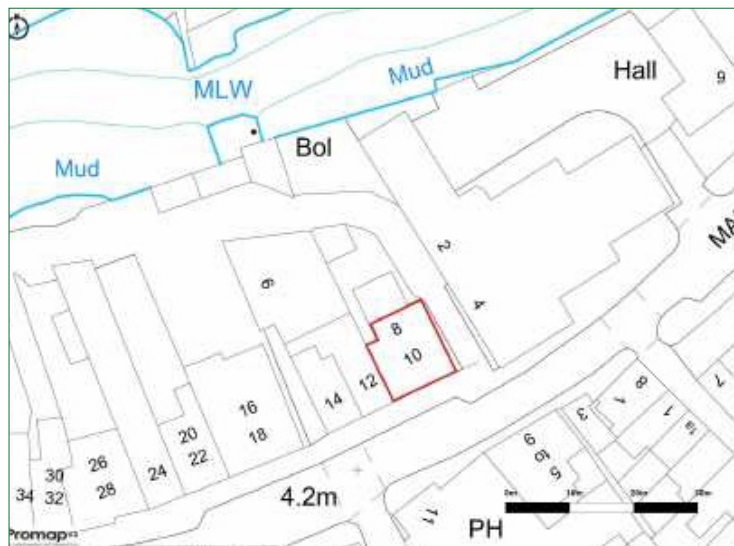
The Energy Performance Rating for the shop is within Band C(72).

Flat 1; C(80)

Flat 2: C(79)

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 or
Jeremy Johnson on 01872 247032 or via email jj@miller-commercial.co.uk



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