

BRAND NEW UNIT, ST MERRYNS AIRFIELD BUSINESS PARK, ST MERRYNS, PADSTOW, PL28 8PU



- BRAND NEW INDUSTRIAL UNIT
- 168 SQ M (1813 SQ FT)
- UNDER CONSTRUCTION - COMPLETION LATE 2019
- B1/B2 PLANNING CONSENT

ASKING PRICE £200,000
LONG LEASEHOLD

Miller Commercial

The business property specialists



LOCATION

St Merryn is located on the North Coast of Cornwall between the towns of Padstow (2.4 miles) and Newquay (11.3 miles). It is located 9 miles from Wadebridge and 8.4 miles from Newquay Airport. The subject premises are located on the edge of St Merryn Airfield within a small business park which serves the local populous. A new access road has been installed to serve the business park.

DESCRIPTION

A detached building of steel portal frames construction with profile steel cladding. The building will include a WC and three phase electrical supply ready to receive the tenants fit-out. The building also includes an electrically operated roller shutter door with adjoining personnel door.

SCHEDULE OF ACCOMMODATION

All areas and dimensions are approximate. A full measured survey will be undertaken once the building is complete.

Width 9.31 m

Depth 18.09 m

Gross Internal Area 168 sq.m (1813 sq.ft)

Outside - parking to the front for 2 cars. Casual Parking to the side.

Roller Door Width 4m. Height 4.5m.

TENURE

The premises are offered by way of a 999 year lease at an asking price of £200,000 plus VAT. There will be a service charge which will provide for maintenance of the access road and common parts including the sewage treatment plant.

VAT

VAT will be payable in addition to the purchase price.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

SERVICES

We are advised that there is three phase electricity and mains water.

Drainage is to a septic tank. There is no mains gas.

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

LEGAL COSTS

Each party to bear their own.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be provided upon practical completion unless the building is put to a low energy use in which case one will not be required.

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



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.

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