

UNIT C, VICTORIA, ROCHE, ST. AUSTELL, PL26 8LQ



- LOCK-UP OFFICES
- LOCATED IN CENTRAL CORNWALL CLOSE TO A30
- NEW LEASE AVAILABLE
- INTERNAL INSPECTION RECOMMENDED

**£13,500 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

The premises are located within the commercial hub of Victoria close to a number of other businesses including; The Victoria Inn, PB Running, Three Zero Leisure, Cornwall Defence Lawyers and Victoria Trading Estate. They are located close to the A30 and Cornwall Services and are situated approximately 10 miles from the A30 intersection with the A38 which serves Plymouth and South Devon. Newquay Airport is located approximately 9 miles away.

DESCRIPTION

A lock up office building comprising an open plan space with two sub-partitioned meeting rooms. Located outside there is parking for a minimum of 10 cars.

ACCOMMODATION

All areas and dimensions are approximate.

Entrance to Lobby - 61 sq ft (5.7 sq m)

Main Space - 1328 sq ft (123.3 sq m)

Small Lobby/Storage Area with access to WC.

TENURE

The premises are offered by way of a new full repairing and insuring lease.

LEGAL COSTS

The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

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 is £8,000. For small business holders with just one premises this is likely to be below the minimum threshold where rates become payable. 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

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 F (137). Works will be undertaken to make this a minimum Band E prior to completion of a letting.

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

Thomas Hewitt on 01872 247025 or via email th@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.

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VIEWING: Strictly by prior appointment through Miller Commercial.



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