

GROUND FLOOR OFFICES, 14A COMMERCIAL PARK, WILSON WAY, REDRUTH, TR15 3RT



- GROUND FLOOR OFFICE SUITE
- ESTABLISHED TRADING ESTATE LOCATION
- SIX ALLOCATED PARKING SPACES
- ENERGY PERFORMANCE ASSET RATING -
APPLIED FOR

**£6,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Situated fronting the busy Wilson Way which is the principal road linking the commercial activities of Camborne Pool and Redruth.

PROPERTY

A ground floor lock up office suite located within a larger complex.

SCHEDULE OF ACCOMMODATION

(all areas and dimensions are approximate)

Room 1 - 15.6sqm (168sqft)

Room 2 /Kitchen - 15.4sqm (166sqft)

Room 3 - 14.9sqm (160sqft)

Store - 17.7sqm (191sqft)

WC with wash basin

Parking for up to six cars.

TOTAL - 63.5sqm (684sqft)

LEASE TERMS

A new proportional repairing and insuring lease is offered. There will be a service charge to cover the repair and maintenance of the exterior and common parts - The estimate for 2020-21 is £1275.

LEGAL COSTS

Each party to bear their own.

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

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 £5,300. 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

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 has expired. A new one has been applied for and will be available as soon as possible.

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.

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