

Miller Commercial

Chartered Surveyors and Business Property Specialists



Compound/Yard, Former Truro Used Car Centre, Heron Way, Newham, Truro

- CAR SALES SITE/COMPOUND
- EDGE OF CITY LOCATION
- 1.34 ACRE (0.137 HECTARE)
- ENERGY PERFORMANCE ASSET RATING - E (114)

£25,000 Per Annum Excl Freehold

LOCATION

The site is situated about 1 mile from Truro City Centre on Heron Way which forms part of the Newham area of Truro and is a long established business location. Occupiers in the vicinity include office, trade counter and other commercial users including Wolseley, Brooklands Garage, The Bathroom Showroom, St John Ambulance, Tregeagles, Jewson, Truro Technology Centre and many more.

DESCRIPTION

Well positioned secure compound formally used for car sales fronting Heron Way. The majority of the site is laid to tarmac with the rear of the site being laid to concrete. The compound presents well and would be suited to continue as a car sales compound or it could be used for open storage.

ACCOMMODATION

All areas and dimensions are approximate.

Yard - Area 0.34 Acre (0.137 Hectare)

The former sales office which is a temporary building of approximately 645 sq.ft (60 sq.m) Remains and provides a sales area, kitchenette and W.C. The concrete floor slab and 'fire wall' for the former valeting building remain.

TENURE

Leasehold - a new lease is offered, the terms of which are open to negotiation.

LEGAL COSTS

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

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 £25,500 from the 2017 assessment. It should be noted that £2,986 of this is allocated to the workshop which has since been removed.

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

VAT will be payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating of the porta cabin is E (114).



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

VIEWING: Strictly by prior appointment through Miller Commercial.

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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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