



Prominent Roadside Investment Opportunity, Chiverton Cross Truro TR4 8HS

An exciting opportunity to acquire a mixed commercial investment adjoining the A30 just of the busy Chiverton Roundabout. The site is currently yielding £118,000 per annum with the remaining vacant lot being refurbished shortly to comprise an office workshop and car parking area for 15-20 vehicles, it is anticipated that the aforementioned unit will generate a further £15,000 per annum thus bringing the total yield to circa £133,000 representing a yield of 7.8% before costs. The site currently has 4 established tenants including, WC Rowes, Daisy Fays Nursery, HSL and CNV Motors.

- MIXED COMMERCIAL INVESTMENT
- PROMINENT ROADSIDE LOCATION
- 4 ESTABLISHED TENANTS
- CURRENT INCOME £118,000
- ONE REMAINING LOT WITH A PROJECTED RENTAL OF £15,000 PER ANNUM
- MAY SUIT OWNER OCCUPIER
- IMMEDIATELY AVAILABLE
- EPC D95

Guide price £1,700,000 Freehold



LOCATION

The site enjoys a prominent roadside location just off the A30 between Truro and St Agnes on the Chiverton Roundabout. The A30 is the main arterial route through the County with several thousand vehicles passing the site each day making it a highly desirable trading position for tenants. Other businesses nearby include 2 Petrol Stations and a Starbucks.

This section of the A30 is currently undergoing a £330 million project to Dual the single Carriageway section between Chiverton and the nearby Carland Cross Roundabout.

SCHEDULE OF TENANTS

The site is now virtually fully occupied with the exception of a small office and workshop with parking to the rear that is due to be refurbished in the coming months and is anticipated to Let at a figure of circa £15,000 per annum. The 4 tenants on site are established businesses including Rows Bakery, Home Services Ltd, Daisy Fays Nursery and CNV Motor Services Ltd.

Daisy Fays Ltd;- 10 year lease commenced 9th September 2016 at a passing rental of £25,000 per annum

HSL (Home Services Ltd);- 10 Year lease commenced 11th June 2015 at a passing rental of £17,500 per annum

CNV Motors Ltd;- 10 year lease commenced 20th September 2016 at a passing rental of £18,000 per annum.

Rows Bakery are in the process of surrendering their existing lease and are acquiring additional

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space on site and will be taking a new 10 year lease at a commencing rental of £57,500 per annum.

Vacant Lot;- Situated to the rear of the main building and comprising a small office, workshop and Car Park with a projected rental income of £15,000 per annum.

Copies of all leases are available upon request subject to a non disclosure agreement being signed.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D95

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

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.

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk

VIEWING: Strictly by prior appointment through Miller Commercial.

