

# RETAIL PREMISES, PELTON HOUSE, HIDDERLEY PARK, WEST SEATON, CAMBORNE, TR14 0AF



- BRAND NEW RETAIL UNITS
- LAST FOUR REMAINING
- FROM 36.2 SQ.M (390 SQ.FT) TO 145 SQ.M (1560 SQ.FT)
- UNITS CAN BE COMBINED
- AVAILABLE IMMEDIATELY
- EPC - B (29)

**LEASEHOLD**

## Miller Commercial

The business property specialists





## LOCATION

Hidderley Park is a new development of 270 homes situated between Camborne and Pool, adjoining North Roskear. They are situated at the junction of Boiler Works Road, Enys Road and Cliff View Road.

## DESCRIPTION

The subject premises are located adjoining the entrance to the development and comprise the ground floor of a building with residential upper parts. Units 1-3 trade as a Spar shop. Unit 4 is currently being fitted out as Hair and Beauty Salon. The remaining 4 units are fully available. The premises are being offered in shell finish with shop fronts being installed as required.

## ACCOMMODATION

All measurements have been taken off-plan and are on a Gross Internal Basis.

Unit 1 35.9 sq.m (387 sq.ft) - LET  
 Units 2 36.2 sq.m (390 sq.ft) - LET  
 Units 3 36.2 sq.m (390 sq.ft) - LET  
 Units 4 36.2 sq.m (390 sq.ft) - LET  
 Units 5 36.2 sq.m (390 sq.ft)  
 Units 6 36.2 sq.m (390 sq.ft)  
 Units 7 36.2 sq.m (390 sq.ft)  
 Units 8 36.2 sq.m (390 sq.ft)  
 Total 290 sq.m (3116 sq.ft)

Storage each unit has storage of 9.6 sq.m (103 sq.ft).

Floor plans are available by request.

## TENURE/RENTAL

The premises are being offered by way of new leases, the terms of which are open to negotiation. The rentals are as follows:-

Units 5 to 8 - £4000 per annum each.

Units can be combined.

## LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

## BUSINESS RATES

These have yet to be assessed. They will be assessed following practical completion.

## LEGAL COSTS

Each party to bear their own.

## 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 B (29).

## 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 Smith on 01872 247013 or via email ts@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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