

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## Office 1, Eddystone House, Eddystone Road, Wadebridge PL27 7AL

- TO LET
- LIGHT, BRIGHT AND WELL APPOINTED OFFICE IN PRESTIGIOUS LOCATION IN THE HEART OF THE TOWN
- 1049 SQ FT (97.5 SQ M)
- UNIT INCLUDES DEDICATED KITCHEN AND WC
- LIFT ACCESSIBLE
- PARKING SPACE INCLUDED

**£13,250 Per Annum Excl Leasehold**



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

## LOCATION

Wadebridge is a thriving market town on the north coast of Cornwall located 25 miles from Truro and 66 miles from Exeter. It is the main town servicing the popular tourist resorts of Padstow, Rock and Polzeath. The River Camel and the highly popular Camel Trail cycle route run through the town. The town has a population of 7,900; however its population increases substantially during the school holidays. Wadebridge is proud of its large numbers of independent retailers, cafés and restaurants and with its close proximity to the coast, its popularity amongst tourists and

## DESCRIPTION

The available office is on the 1st floor of Eddystone House, which forms part of the prestigious Burgess development from the early 2000's. The premises are lift accessible and have the benefit of a parking space at the rear of the development. Internally the suite comprises two office rooms with a dedicated WC.

## ACCOMMODATION

Office 1 1,049 sq ft (97.5 sq m)

## LEASE TERMS

The unit is available on a new proportional full repairing and insuring lease for a minimum term of three years, with an initial rent of £13,250 per annum, plus a fair proportion of the service charge. The other terms of the lease are to be negotiated.

## LEGAL COSTS

Both parties to be responsible for their own legal costs.

## BUSINESS RATES

The property has a rateable value of £12,750. As such, small businesses may be able to claim business rates relief. Prospective tenants should however make their own enquiries with the local authority in respect of the rateable value and their likely rates payable.

## EPC

The Energy Performance Rating for this property is within Band D (81).



## VAT

The property is elected for VAT, and as such VAT is payable on the Rent and Service Charge.

## CONTACTS

For further information or an appointment to view please contact:

Tom Smith on 01872 247013 or via email [ts@millers-commercial.co.uk](mailto:ts@millers-commercial.co.uk)

**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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