

Miller Commercial

Chartered Surveyors and Business Property Specialists



Unit A, St Merryn Airfield Business Park, St Merryn, Padstow PL28 8PU

- BRAND NEW INDUSTRIAL UNIT
- 168 SQ M (1813 SQ FT)
- E/B2/B8 PLANNING CONSENT
- AVAILABLE IMMEDIATELY

Price £200,000 Long leasehold



01872 247000 | www.miller-commercial.co.uk

LOCATION

St Merryn is located on the North Coast of Cornwall between the towns of Padstow (2.4 miles) and Newquay (11.3 miles). It is located 9 miles from Wadebridge and 8.4 miles from Newquay Airport.

The subject premises are located on the edge of St Merryn Airfield within a small business park which serves the local populous.

A new access road has been installed to serve the business park.

DESCRIPTION

A detached building of steel portal frames construction with profile steel cladding. The building includes a WC and three phase electrical supply ready to receive the tenants fit-out. The building also includes an electrically operated roller shutter door with adjoining personnel door.

SCHEDULE OF ACCOMMODATION

All areas and dimensions are approximate. A full measured survey will be undertaken once the building is complete.

Width 9.31 m

Depth 18.09 m

Gross Internal Area 168 sq.m (1813 sq.ft)

Outside - parking to the front for 2 cars. Casual/Overflow Parking to the side.

Roller Door Width 4m. Height 4.5m.

TENURE

The premises are offered by way of a 999 year lease at an asking price of £200,000 plus VAT and a ground rent of £50 per annum. There will be a service charge which will provide for maintenance of the access road and common parts including the sewerage treatment plant.

VAT

VAT will be payable in addition to the purchase price.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

SERVICES

We are advised that there is three phase electricity and mains water. Drainage is to a septic tank. There is no mains gas.

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

LEGAL COSTS

Each party to bear their own.

ENERGY PERFORMANCE CERTIFICATE



An Energy Performance Certificate will be provided upon practical completion unless the building is put to a low energy use in which case one will not be required.

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

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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

