



**Unit C,  
Victoria Square**  
Roche, St Austell PL26 8LQ

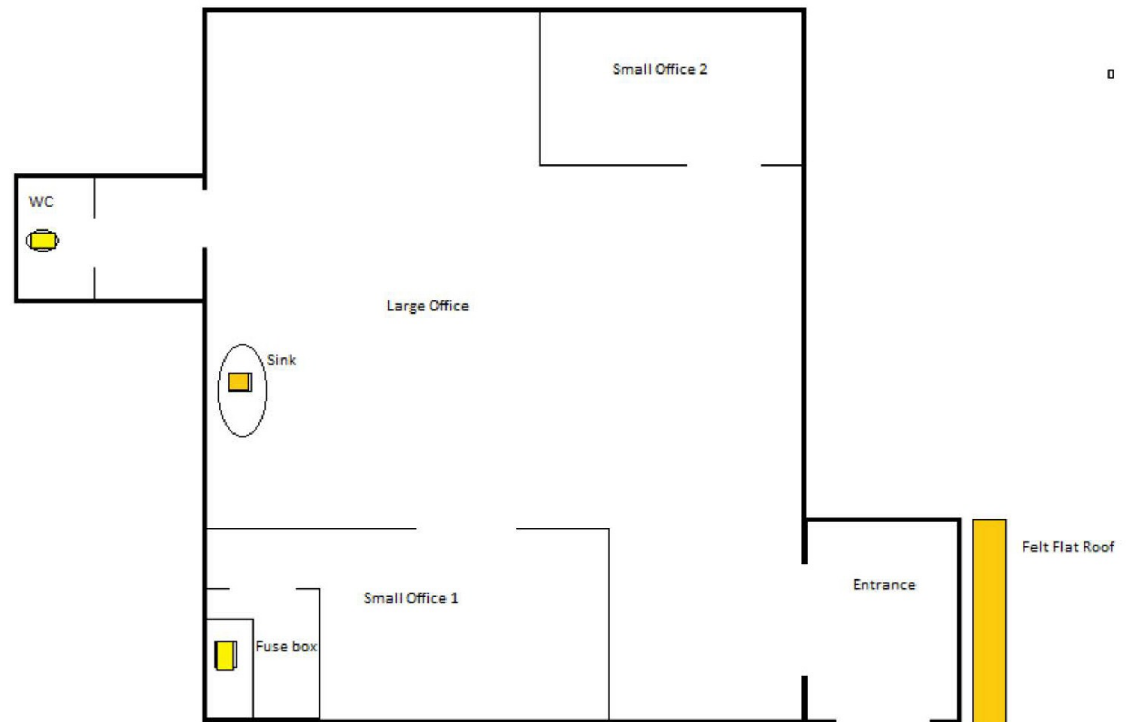
**Miller Commercial**   
Chartered Surveyors and Business Property Specialists

## £13,500 Per Annum Excl Leasehold

Well located close to the A30 in Central Cornwall these premises come with plentiful parking and are available by way of a new lease. Currently configured as offices they are considered suitable for alternative uses, subject to consents. They are available for immediate occupation.

### FLOOR/SITE PLAN

Unit C Victoria Square, Roche, St. Austell PL26 8LQ



- LOCK-UP PREMISES WITH PARKING
- LOCATED IN CENTRAL CORNWALL CLOSE TO A30
- NEW LEASE AVAILABLE
- INTERNAL INSPECTION RECOMMENDED
- EPC - BAND E (107)

### LOCATION

The premises are located within the commercial hub of Victoria close to a number of other businesses including; The Victoria Inn, PB Running, Three Zero Leisure, Cornwall Defence Lawyers and Victoria Trading Estate. They are located close to the A30 and Cornwall Services and are situated approximately 10 miles from the A30 intersection with the A38 which serves Plymouth and South Devon. Newquay Airport is located approximately 9 miles away.

### DESCRIPTION

A lock up office building comprising an open plan space with two sub-partitioned meeting rooms. Located outside there is parking for a minimum of 10 cars.

### ACCOMMODATION

All areas and dimensions are approximate.

Entrance to Lobby - 61 sq ft (5.7 sq m)

Main Space - 1328 sq ft (123.3 sq m)

Small Lobby/Storage Area with access to WC.

### TENURE

The premises are offered by way of a new full repairing and insuring lease.

### LEGAL COSTS

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

### 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 £8,000. For small business holders with just one premises this is likely to be below the minimum threshold where rates become payable. However, please do not rely on this information and make your own enquiries with the local authority.

### 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. VAT is payable upon this property.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band F(137). Works will be undertaken to make this a minimum Band E prior to completion of a letting.

### CONTACT INFORMATION

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

Mike Nightingale on 01872 247008 or via email [msn@millers-commercial.co.uk](mailto:msn@millers-commercial.co.uk) or

Thomas Hewitt on 01872 247025 or via email [th@millers-commercial.co.uk](mailto:th@millers-commercial.co.uk)

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