



UNIT 1A, CLIGGA INDUSTRIAL ESTATE, PERRANPORTH TR6 0EB

- BUSY TRADING ESTATE
- GROSS INTERNAL AREA - 1,500 SQ
- MEZZANINE OFFICES - 519 SQ FT

RENT £15,000 PER ANNUM





LOCATION

Cigga Head Industrial Estate is located in the popular north-coast town of Perranporth. The town has a small resident population, which is substantially increased during the season by tourism. The estate is located to the west of the town, accessed off St Georges Hill towards the airfield.

DESCRIPTION

The estate is arranged in two terraces, with communal car parking to the front of the units and additional parking on the estate, and is occupied by a number of small local businesses.

The accommodation is arranged in an open-plan configuration, with roller shutter door to the front, and toilet facilities located to the rear. An internal staircase accesses a mezzanine floor, which offers additional facilities, and is currently configured as two interconnecting offices.

ACCOMODATION

Unit 1A			
Ground Floor	GIA	139.35 sq m	(1,500 sq ft)
Mezzanine	GIA	46.45 sq m	(519 sq ft)

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation and execution of the new lease, charged at £250 plus VAT.

TENURE

Lease term	:	3/6/9 years.
Rent Review	:	The lease will be subject to a rent review at year 3
Maintenance rent	:	The tenant will be responsible for maintenance rent equating to 12.5% plus VAT of annual rental
Security of tenure	:	The lease will be excluded from the Landlord and Tenant Act 1954 part II provisions
Use	:	E Class
Rent	:	£15,000 per annum plus VAT
Deposit	:	3 Month deposit plus VAT

BUSINESS RATES

The tenant is responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

The current assessment is £12,000 (2023 list)

EPC

1A, Cligga Head has a EPC Rating of C under Certificate Reference Number 0020-0033-7839-9697-6002.

PLANNING

We would advise all interested parties to make their own enquires as to potential uses of the premises.

LEASE TERMS

The property is offered by way of a new lease with terms to be at £15,000 per annum.

VAT

Is payable on the rent and maintenance rent.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole agents.

SBC Property

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CHARTERED SURVEYORS

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