

**COMMERCIAL PROPERTY CONSULTANTS**

Ref. No: C4422

**EXCITING NEW DEVELOPMENT  
RETAIL UNITS AVAILABLE SPRING 2021**

**RARE OPPORTUNITY TO LEASE NEW PRESTIGIOUS RETAIL  
UNITS IN A PRIME LOCATION IN POPULAR COASTAL TOWN**

**THE RED HOUSE, UNITS 1-3 THE RED HOUSE, BOSCAWEN  
ROAD, PERRANPORTH, TR6 0EW**



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TR1 2SQ**

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*Particulars contained herein are for guidance only, their accuracy is not guaranteed and they do not form part of any contract*

**LOCATION:**

Perranporth is located on the north coast of Cornwall with a population of 5,406 persons (2011 census) and lies at the southern end of one of the most popular three mile beach within Cornwall attracting hundreds of thousands of visitors. The town itself has evolved in recent years and is one of the fastest growing coastal resorts in the County with a range of independent businesses, public houses and restaurants. The town is well located for access to the A30, the main vehicular route in and out of the county, and approximately 7 miles north west of the City of Truro.

The surrounding area has many tourist related businesses, numerous caravan and chalet parks, guest houses and holiday cottages catering for the large seasonal influx of tourists which significantly increases the population in the area during the holiday season.

**SITUATION:**

The property is prominently located on Boscawen Road, being in the centre of Perranporth within the prime retailing area, and a short walk from the beach and car parks.

**DESCRIPTION:**

The Red House is a new development which includes three retail units for A1 use at ground floor level. The new modern units will be let in a shell condition ready for tenant fit out. Consideration will be given to the units being let individually or together as one or two larger units if an occupier was interested in occupying the whole or part of the premises.

**ACCOMMODATION:** (All dimensions and areas are approximate)

Unit 1	87.8m <sup>2</sup>	( 944 ft <sup>2</sup> )
Unit 2	107.8m <sup>2</sup>	(1159ft <sup>2</sup> )
Unit 3	93.5m <sup>2</sup>	(1006ft <sup>2</sup> )

Each unit will have toilet facilities, bin stores and rear parking.

**LEASE DETAILS:**

The units will be available from Spring 2021 on flexible lease terms. Each lease will effectively be full repairing and insuring by means of standard service charge provisions. The leases will be contracted outside Sections 24-28 of the Landlord and Tenant Act 1954 with no security of tenure. Prelets/Conditional Agreements to lease can be agreed in advance to secure the units.

**RENTS:**

Unit 1	£20,000 pa
Unit 2	£24,500 pa
Unit 3	£21,000 pa

**RATES:**

Rateable Value - to be assessed.

For further information regarding rates payable and eligibility for small business relief contact Cornwall Council.  
Tel: 0300 1234171.

**LEGAL COSTS:**

Ingoing tenants will be responsible for the landlord's reasonable costs incurred in the preparation and execution of new leases.

**SERVICES:**

We understand the units will be connected to mains electricity, water and drainage. We have not tested the services connected to the premises and the ingoing tenant/purchaser should carry out their own inspections.

**PLANNING:**

Planning consent was granted for the new development in 2019 – reference PA18/06505.

Interested parties should satisfy themselves that their proposed use complies with the existing planning consent.

## **MONEY LAUNDERING REGULATIONS**

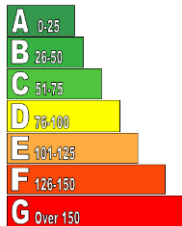
In line with The Money Laundering Regulations 2017, Charterwood are obligated to verify ID for all clients that are conducting property transactions through the Company.

## **VIEWING:**

Viewing arrangements may be made through Charterwood on 01872 261216.  
Contact Chris Waters or Jo Counter.

## **ENERGY EFFICIENCY RATING:**

Certificates will be provided on completion of the development. The property has consent for demolition and rebuilding (PA18/06505).



**THIS PROPERTY HAS A RATING OF**

Certificate Reference Number:

Report Reference Number:

The Agents have not tested any apparatus, equipment, fixtures and fitting or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor and Surveyor. References to the tenure of the property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

**CHARTERWOOD** for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely upon them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. We have not tested the services nor fixtures and fittings. It will be the responsibility of potential purchasers to satisfy themselves as to their condition.
4. No person in the employment of Charterwood has any authority to make or give any representation or warranty in relation to this property.