

TO LET

New Build Business Units with solar panels (1,400 - 5,704 sq. ft, IPMS 4.2)

Next to new large capacity Malcolm Barnecutt Bakery & Café with on site parking

From £39,000 plus VAT per annum. Due for completion Spring 2024

Units can be combined, split or have mezzanine floors connected to suit requirements

Nearby businesses - Tesco, Aldi, B&M, Screwfix, City Plumbing, M&S Simply Food



Location

Situated in Wadebridge near the north Cornish coastline, the business units are positioned in a prime position on the newly developed “Estuary Retail Park” in the area of Dunveth, which is an edge of town business/retail area just off the A39 Atlantic Highway near the Royal Cornwall Showground. Wadebridge serves as a primary retail destination for a large catchment of affluent coastal settlements and villages nearby. The units sit alongside a newly constructed large capacity Malcom Barnecutt bakery and café (**MB**) anticipated to promote further significant footfall to an already busy trading area. Nearby businesses include Tesco, Aldi, B&M, Screwfix, City Plumbing, M&S Simply Food as well as numerous local and regional businesses. Further commercial expansion of the area is anticipated to the north east of existing developments. The town centre is easily accessible under a mile away.



Description

New build terraced business units of steel frame construction with metal roof and wall cladding. The steel frame is designed to take mezzanine floors and further glazing as needed. Units can be combined as necessary or have further dividing walls installed to split units if required. **Full planning consent is granted for E(a) - retail goods, E(c)(i)-(iii) - financial services, professional services & commercial/business, E(d) - indoor sport, recreation or fitness, E(e) - medical or health services, E(f) - creche, day nursery or day centre, E(g)(i)-(iii) - office, R&D, industrial processes, F1(a) - education, F1(b) - display of art work and B8 storage and distribution.** The units could be suitable for alternative uses subject to obtaining appropriate planning consents.



Services

Water—The units are connected to mains water.

Electric— Each unit has a three phase electrical power supply and a 4.25KW photovoltaic array.

Drainage—Foul water drainage is connected to the public sewer.

Internet— Ultra fast connections of up to 900Mbps are understood to be available to the premises.

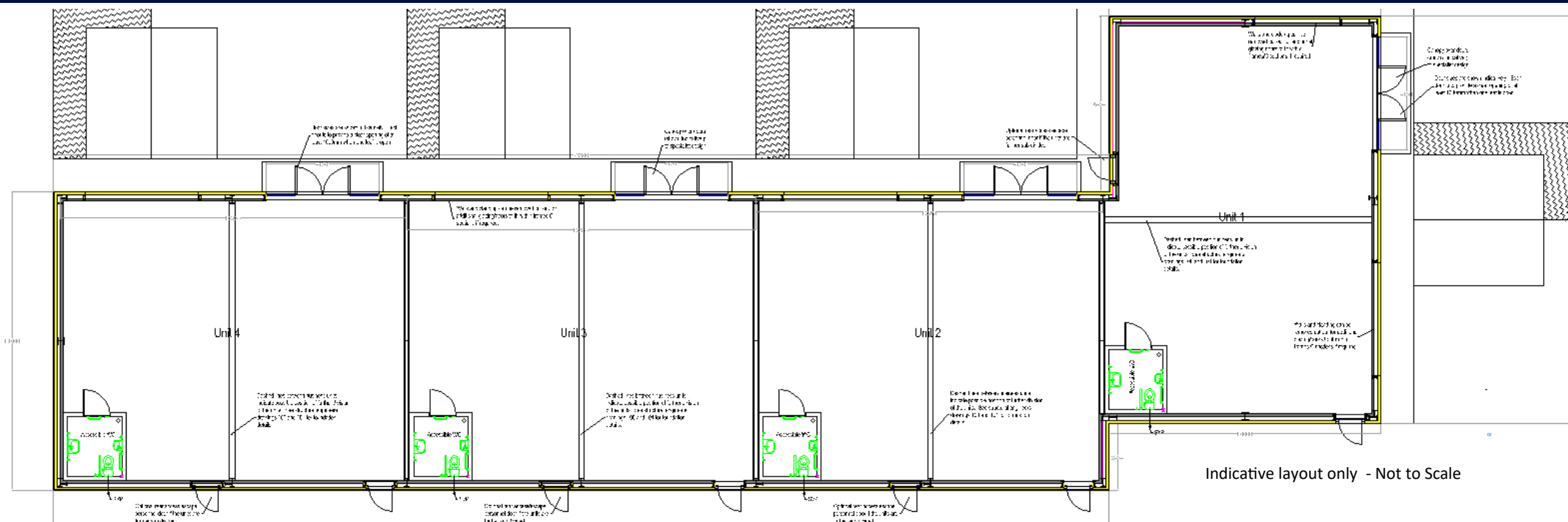
Amenities

Wadebridge boasts the following amenities and nearby services:

Numerous independent shops and national chains, sports pitches, a leisure centre, primary and secondary schools and quality local restaurants/pubs. The Royal Cornwall Events Centre is half a mile away.

North Cornish beaches are from 7.5 miles by road (Rock). Railway services are available at Bodmin Parkway railway station (12.9 miles by road) and Newquay airport services both international and domestic flights (11.7 miles by road). The A30 dual carriageway can be joined approximately 11.5 miles by road and the A39 Atlantic Highway (0.4 miles by road).





Accommodation

Each unit includes level access to double glazed entrance doors to the front and a rear pedestrian access door. The building has generous height (**approx. 6.07m to eaves and 7.9m to ridge**) for vertical/volume stock storage. Alternatively connections are made in the steel frame to take mezzanine floors if required. The steel frame is designed to take additional front elevation glazing/access doors of up to the same size as the existing ground floor glazed frontage (to ground or first floor as required). Units can be combined without installing dividing walls or have additional dividing walls installed to further split each unit to suit requirements. Each unit can be completed to a shell finish ready for tenant fit out, to include an accessible toilet, 3-4.No. rooflights, a 3 phase electrical consumer unit, 4.25KW photovoltaic array (solar panels), fire alarm system and fibre internet connection. Parking rights will be granted to park to the front of units, although additional parking spaces on site can potentially be negotiated if required.

Sizes

	Approximate Area (IPMS 4.2)	Square Metres	Square Feet	Metres
Unit 1		137.84	1,484	9.84 (max) x 14.28
Unit 2		130.38	1,403	12.60 (max) x 10.28
Unit 3		131.60	1,417	12.71 x 10.28
Unit 4		130.08	1,400	12.56 x 10.28
Total		529.90	5,704	-

Note: Areas and dimensions are approximate and measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS 4.2 is a reference to the International Property Measurement Standards (All Buildings) published January 2023. IPMS 4.2 is similar to NIA (net internal area, although includes standard facilities such as toilets). Net internal area conversions are available upon request. References to "max" refer to the maximum dimension within the area, meaning the opposite wall is shorter because of a stepped wall or obstruction such as column or boxed pipe for example. Areas and dimensions shown for new build units are subject to confirmation following construction.

Planning & Building Regulations

Planning consent has been granted under PA22/05133 for rental units in the following use classes: E(a), E(c)(i)-(iii), E(d), E(e), E(f), E(g)(i)-(iii), F1(a) and F1(b). Planning history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants should make investigations through their legal advisors as necessary.

Legal Costs

Each party will be responsible for their own legal costs.

Price

All figures quoted below are per annum and plus VAT. Rent for a single unit is from £39,000. Units can be combined or potentially further split (price to be negotiated depending upon requirements).

Terms

The property is available on an effective full repairing and insuring basis (with a proportional contribution towards repair/maintenance). The landlord will recover the cost of insurance from the tenant (premium to be confirmed). The landlord envisages leases of 10 years or more. The property will be available with vacant possession.

Business Rates

The rateable values (RV) will be assessed when the units have been inspected by the Valuation Office Agency (VOA). The RV will be stated on the [VOA website service](#). Information concerning how rates are calculated are available on the [Cornwall Council website](#).



EPC

The units have an estimated EPC rating of "A". When lodged EPC's will be available to view and download online at <https://www.ndepcregister.com/>

VAT

The property is elected for VAT and as such VAT will be chargeable on the rent.

Rights

There is a right for tenants to park in allocated bays (subject to negotiation).

Subject to Contract

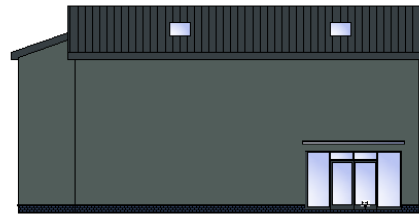
This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct, but prospective purchasers or tenants must satisfy themselves that the information is correct and not rely on the information if entering into a contract or incurring expenses.

Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire on:

01208 812 812

Brochure Dated 19.02.24



East South East Elevation (Road Side)



North North East Elevation (Front)

