

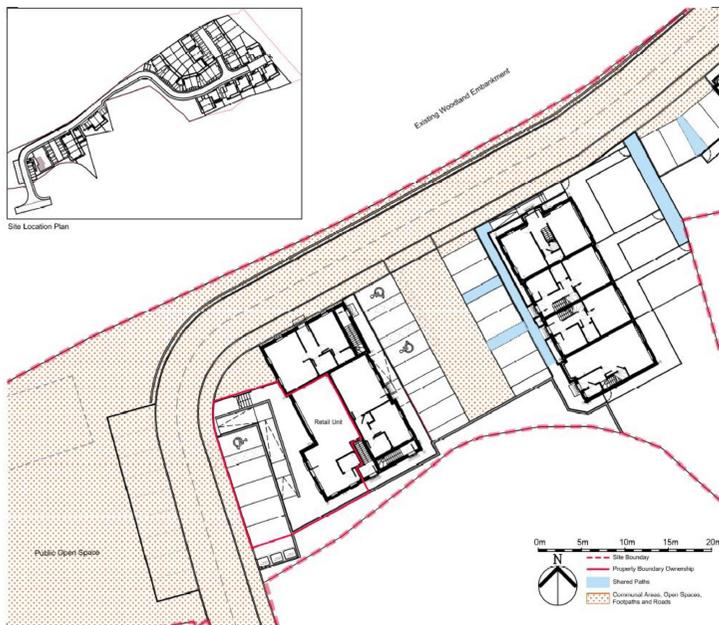


## Unit 1a, Tremellyn Road Mitchell, Newquay TR8 5FZ

The property forms part of new housing estate comprising 37 units. This could be used as a retail unit or office space and is open plan with WC and five parking spaces to the front. Internally there will be a glazed shop front, painted and plastered walls and screeded flooring ready for fit out.

Asking price £99,950 Long leasehold

- LONG LEASEHOLD FOR SALE
- GROUND FLOOR RETAIL/OFFICE UNIT
- ATTRACTIVE VILLAGE
- 562 SQ FT (52.22 SQ M)
- 5 PARKING SPACES
- EPC TO BE SUPPLIED UPON COMPLETION



**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any part of a Contract; **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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#### LOCATION

The property is located in the popular village of Mitchell approximately 7 miles south of Newquay and 8 miles north of Truro via the A39. It has direct access to the A30 which is the principle access road through Cornwall leading to the M5 motorway at Exeter. There is a mainline railway in Truro and an international airport at Newquay approximately 15 minutes drive away.

#### DESCRIPTION

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#### ACCOMMODATION

Approximate measurements  
Ground floor 562 Sq ft (52.22 Sq m)

#### TENURE

150 years Long Leasehold at a ground rent of £75 per annum.

#### LEGAL COSTS

Each party to bear their own.

#### LOCAL AUTHORITY

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

#### BUSINESS RATES

Property currently under construction therefore to be assessed upon completion.

#### 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

#### ENERGY PERFORMANCE CERTIFICATE

Property currently under construction therefore to be assessed upon completion.



#### VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.

#### CONTACT INFORMATION

For further information or an appointment to view please contact either:-  
Tom Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk) or  
Will Duckworth on 01872 247034 or via email [wd@miller-commercial.co.uk](mailto:wd@miller-commercial.co.uk)

