



RETAIL UNIT, BEACH ROAD, PORTHTOWAN, TRURO, TR4 8AA

This lockup retail unit on Beach Road in Porthowan forms part of a large semi-detached property and comprises a front extension/conservatory, main retail area and storage to the rear. We feel this would suit an independent retailer for a variety of uses and is a rarely available opportunity in Porthowan.

- RARELY AVAILABLE RETAIL UNIT
- COASTAL LOCATION OF PORTHTOWAN
- 373 SQ FT ITZA (34.7 SQ M ITZA)
- SUITABLE FOR VARIETY OF RETAIL USES
- NEW LEASE OFFERED
- ENERGY PERFORMANCE ASSET RATING D (92)

GUIDE RENT: £12,500 PAX



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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, known as 'Seamyst', is located on Beach Road in Porthtowan - a small village on the north coast of Cornwall. Porthtowan is increasingly popular amongst tourists given its well known and popular beach, year-round surfing opportunities and proximities to Truro and the A30. Porthtowan is home to c.1,000 residents, and local businesses include Seasmiths Fish & Chips, The Unicorn, Blue Bar and a village store.

SCHEDULE OF ACCOMMODATION:

Retail area: 366 Sq Ft ITZA (34 Sq M ITZA)
Store

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

VAT:

All the above rentals are quoted exclusive of VAT.

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

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 £5,600.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (92).

CONTACT INFORMATION:

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

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