



UNIT 1, 41 NEWTON ROAD, TROON, CAMBORNE, TR14 9DP

The premises comprise a large warehouse/workshop currently operating as an MOT and car servicing garage with rear yard and side office. The accommodation totals 3,087 Sq Ft (286.8 Sq M) under Gross Internal Area.

The unit benefits from welcoming the motor trade and has a large forecourt with space to the rear.

£25,000 Per Annum Exclusive

- **LARGE WAREHOUSE / WORKSHOP, YARD AND SIDE OFFICE**
- **USE FOR LIGHT INDUSTRIAL / MOTOR TRADE PERMITTED**
- **3,087 Sq Ft (286.8 Sq M)**
- **NEW LEASE AVAILABLE**
- **ON MAIN ROAD WITH EASY ACCESS TO A30**
- **EPC RATING D (88)**



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

The unit is located on Newton Road approximately 1 mile south of Camborne heading toward Troon itself on the eastern side of Newton Road in collection of industrial units.

DESCRIPTION:

The premises comprise a large warehouse/workshop currently operating as an MOT and car servicing garage with rear yard and side office. The accommodation totals 3,087 Sq Ft (286.8 Sq M) under Gross Internal Area.

The unit is open to those in the motor trade an early viewing is recommended.

SCHEDULE OF ACCOMMODATION:

Garage - 235.4 Sq M (2534 Sq ft)
Side office - 51.4 Sq M (553 Sq ft)
Total: 286.8 Sq M (3087 Sq ft)

LEASE TERMS:

The premises are available by way of a new proportional full repairing and insuring lease for a length to be negotiated at a quoted rent of £25,000 per annum.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £10,750. To find out how much business rates will be payable there is a business rates estimator service via the website.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (88).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk