



**SPACIOUS FIRST FLOOR OFFICE PREMISES TO LET**  
**IN THE HEART OF THE VILLAGE OF ST NEOT**

**UNIT 3, COTT YARD RURAL RESOURCE CENTRE,  
TRIPP HILL,  
ST NEOT, LISKEARD,  
CORNWALL, PL14 6NA**

**£4,704 PA**

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## DESCRIPTION

Cott Yard Rural Resource Centre is a community run business premises located within the heart of St Neot. The Church and the Public House are in close proximity with St Neot Primary School being a short distance away.

Cott Yard has been converted in relatively recent years into individual business suites with parking available immediately in front.

The office is fully serviced with dado trunking and network cabling.

## FIRST FLOOR UNIT 3

(46.63 SQUARE METRES/437 SQUARE FOOT)

The accommodation briefly comprises:-

### Ground Floor

Entrance Foyer – shared

Shared Kitchen

Shared Disabled Cloakroom/wc – with low level wc and wash hand basin.

### First Floor

Landing

### Private Suite

Office 1 – 4.3m x 4.2m plus 3.14m x 2.63m – door to the side, window to the side, dado railing with networking and power sockets.

Office 2 – 3.86m x 3.71m – windows to the front and side, dado railing with networking and power sockets.

## OUTSIDE

Shared brick paved parking area.

## SERVICES

Mains water, electricity and drainage are connected to the property.

There is underfloor heating throughout the office suite with a current contribution of £1,000 per annum.

Electricity and Water are separately metered.

A fire alarm system is in place.

## LEASE

Lease terms are negotiable but ideally a new 3 year lease would be put into place.

The Tenant will be responsible for the internal repair and insurance of the office suite with a contribution of £370 per annum payable for buildings insurance.

The Tenants will be required to pay for the preparation of an appropriate Lease Agreement.

## RENTAL

£4,704 per annum, payable quarterly in advance.

## SERVICE CHARGE & UTILITY

Communal Areas/Cleaning – approximately £523.50 per annum.

Buildings Insurance - £370 per annum.

Underfloor heating contribution - £1,000 per annum.

## RATES

The Tenants will be responsible for the rates.

## RATEABLE VALUE

Rateable Value (2023) £3,500

## EPC RATING - B

## DIRECTIONS

Cott Yard can be found immediately adjacent to the London Inn Public House within the main street of St Neot.

For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**



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