



To Let

£9,000 pax

Unit 2, Eddystone Road, Wadebridge, Cornwall PL27 7AL

348 Sq Ft
(32.30 Sq M)

Summary

- High quality refurbished unit on Eddystone Road
- Ideal location in the centre of Wadebridge and near the Camel Trail
- Separate kitchen and WC
- Unit is available immediately
- A range of users welcome

Location:

The new development is located on Eddystone road in Wadebridge town centre an ideal position close to the Camel Trail, Annes Cottage (opposite), Costal Skandi, Saltbox Container Park, Lidl, and many more amenities/ services. Wadebridge is one of the largest towns in North Cornwall with good transport link via the A39 and position close to a number of affluent costal destinations such as Rock, Polzeath, Port Issac and Padstow.

Description:

The property has been extensively redeveloped to provide modern, light and spacious units which would be suitable for a variety of uses including: shop, showroom, gallery, café, office, studio & storage.

Unit 2 is available now and benefits from; large glass floor to ceiling double doors, kitchen, w/c facilities. The external area has recently undergone extensive renovations.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft	Rent PAX
Unit 2	32.3	348	£9,000

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (38)

Planning:

The property has Use Class E & B8 (Storage and Distribution). Use class E includes the former uses of; A1 (shops), A2 (Professional and Financial Services), A3 (Restaurants and Cafes), B1 (Business), D1 (Health Centres) & D2 (Gym).

Business rates:

Unit 2: £8,200, ref 24645065002000

Many occupiers will benefit from up to 100% small business relief. Interested parties should make their own enquires to the local authority. [Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

A new FRI lease is available direct from the Landlord with terms to be agreed. The rent is £9,000 per annum.

Legal fees:

Each party is responsible for their own legal fees incurred in this transaction.

VAT:

We understand that the property has not been elected for VAT and therefore VAT will not be charged on the rent.

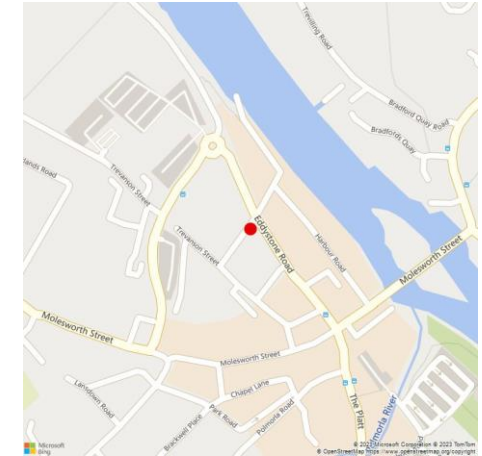
Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.



Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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