Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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Newquay
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Workshop/Office Premises, Station Road, Perranporth, TR6 0LH



VACANT SELF-CONTAINED DETACHED WORKSHOP/OFFICE SPACE WITHIN WALKING DISTANCE OF PERRANPORTH HAVING TWO LARGE GARAGES AND BASEMENT STORAGE – RECENTLY REFURBISHED

- 1293 sqft plus Basement Storage
- Staff kitchen and WC
- Recently refurbished and decorated
- Gas Central Heating and Double Glazing
- 2 Large Garages with Electric Roller Doors
- Popular light industrial area in Coastal Town
- Suitable for a variety of commercial users
- Large Reception/office plus additional office
- AVAILABLE IMMEDIATELY – NEW LEASE
- Flexible layout

£15,000 Per Annum rent

TENURE
The property is offered on a new commercial lease, terms to be agreed. Break clauses considered. No rent-free period available. Deposits and guarantees may be required.

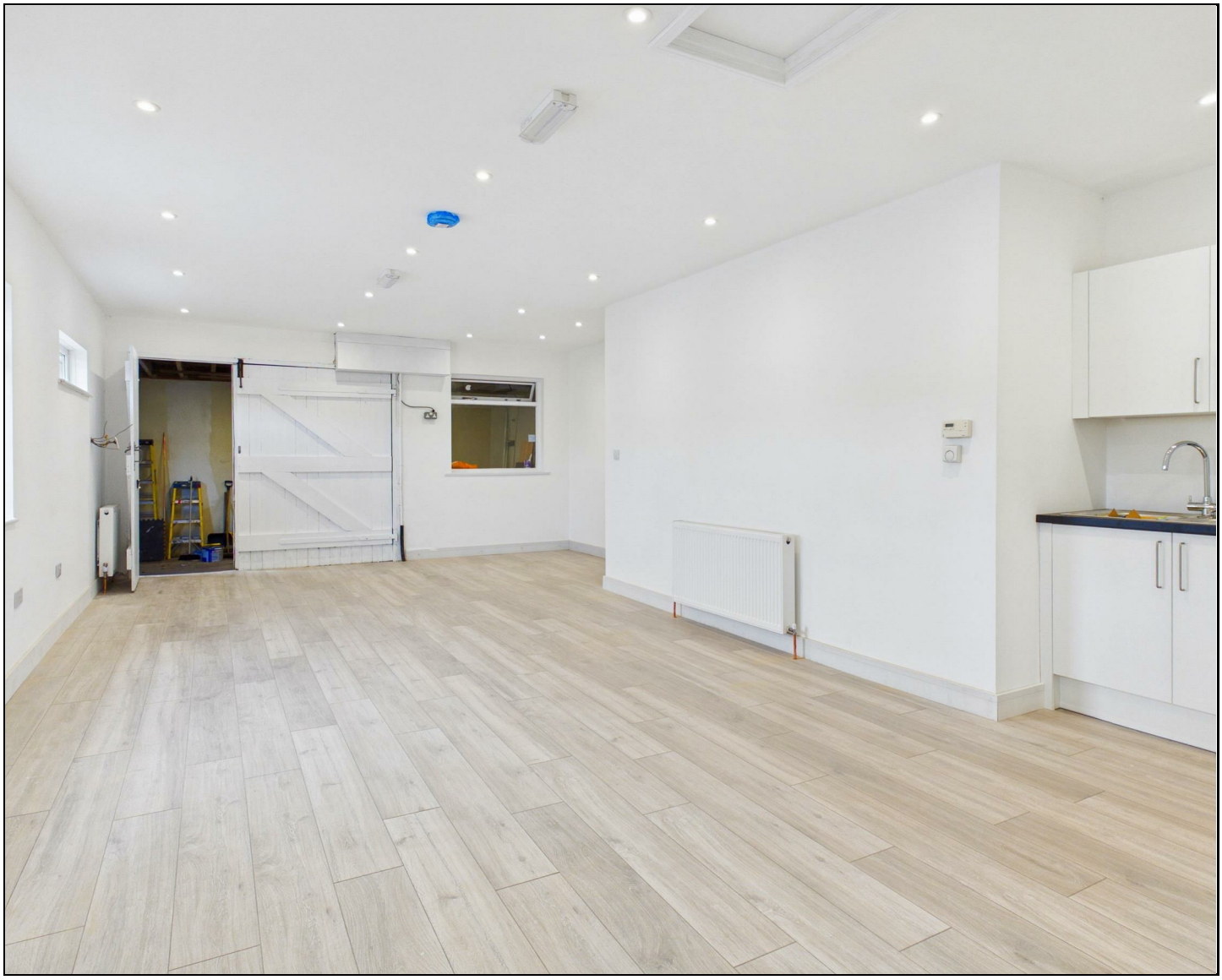
BUSINESS RATES
Rateable Value £11,500.

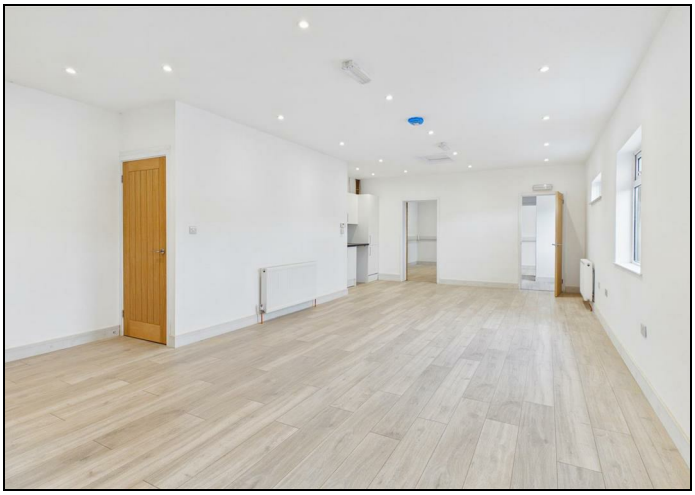
SERVICES
All mains

VAT
There is no VAT payable on the rent

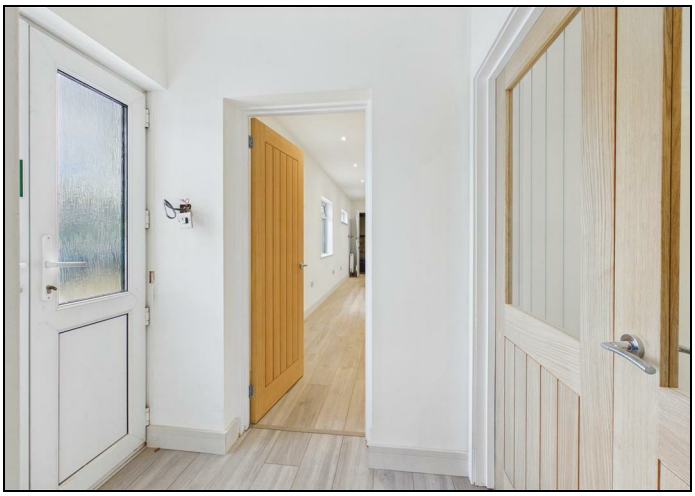
ENERGY PERFORMANCE CERTIFICATE
Rating - C

DISCLAIMER
In accordance with the Digital Markets, Competition and Consumers Act 2024, we have taken reasonable steps to ensure that all material information is included but these particulars are intended only to give a fair description of the property to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Start & Co nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Nothing in these particulars shall be deemed to be a representation under the Misrepresentation Act 1967, and neither the agents nor the seller accept responsibility for any error, omission, or misstatement. We have not tested any fixtures, fittings, services or appliances and cannot verify their condition. All measurements quoted are approximate and for guidance only. Items shown in photographs are not included unless specifically mentioned in the sales particulars. Please consult your appointed conveyancing solicitor to verify property title and tenure. The property is offered subject to contract and availability.
All buyers must complete legally required AML checks via a third-party firm (HIPLA) at a cost of £10 plus VAT (£12) before a sales memorandum can be issued. WE DO NOT TAKE REFERRAL FEES FOR SOLICITOR/BROKER INTRODUCTIONS AND WE DO NOT GET A FEE FROM THE AML PROVIDER





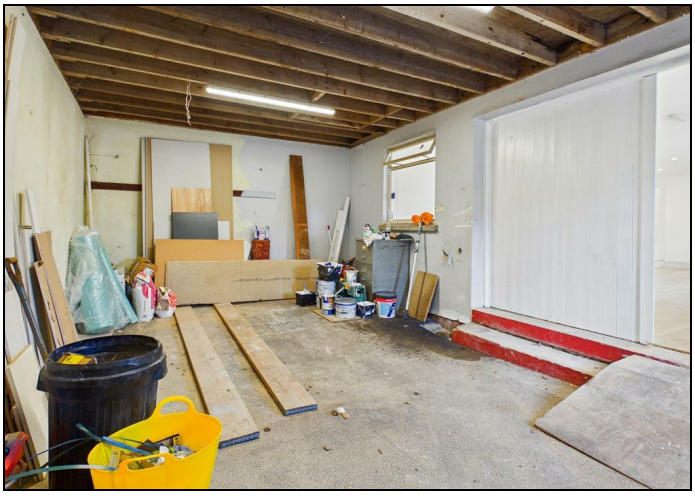


















Approximate total area(1)

120 m²

1293 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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