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TOILET

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SBC
PROPERTY

UNIT 4D

CARMINOW ROAD INDUSTRIAL ESTATE

BODMIN

CORNWALL PL31 1EP

- INDUSTRIAL/TRADE COUNTER TO LET
- SITUATED ON A BUSY TRADING ESTATE
- EXCELLENT ACCESS TO A30 & A38
- GROSS INTERNAL AREA 92.90 SQ M (1,000 SQ FT)
- NEW LEASE AVAILABLE

RENT £11,000 PER ANNUM





LOCATION

Carminow Road Industrial Estate is situated on the eastern outskirts of Bodmin, lying approximately 1/2 mile from the A30 and the A38 Bodmin to Plymouth road. The premises have excellent road communication links with the rest of the county and beyond to Exeter, approximately 60 miles east.

The premises are located in a good position within the estate, with nearby occupiers including Morelli Group and Malcom Barnecutt Bakery.

DESCRIPTION

The premises form part of a terrace of units within Block 4, situated towards the eastern boundary of the Estate, which has been subject to comprehensive external maintenance to include new roof and redecoration.

The accommodation incorporates a self-contained workshop/store with toilet facilities. Situated to the front elevation of the property is a roller shutter door which accesses the main workshop area. To the front of the accommodation is on-site car parking facilities which are shared with other occupiers of the Estate.

ACCOMMODATION

All areas are approximate.

Gross area - 92.90 sq m (1,000 sq ft)

LEASE TERMS

| | | |
|--------------------|---|--|
| Lease Term | : | 3/6/9 years. |
| Rent Review | : | The lease will be subject to open market rent reviews |
| Maintenance Rent | : | The tenant will be responsible for a maintenance rent equating to 12.5% plus VAT of the annual rental. |
| Security of Tenure | : | The lease will be excluded from the Landlord and Tenant Act 1954 Part II provisions. |
| Use | : | E uses |
| VAT | : | VAT is payable on rent and maintenance payments |
| Rent | : | £11,000 per annum plus VAT |

BUSINESS RATES

The tenants are responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Rateable Value £7,300 (1 April 2023 to present)

SERVICES

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

EPC

The property has an EPC Rating of E under Certificate Number 0910-2923-0383-9900-1014.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonably incurred legal costs, circa £250 + VAT, in the preparation and execution of the lease.

VIEWING/FURTHER INFORMATION

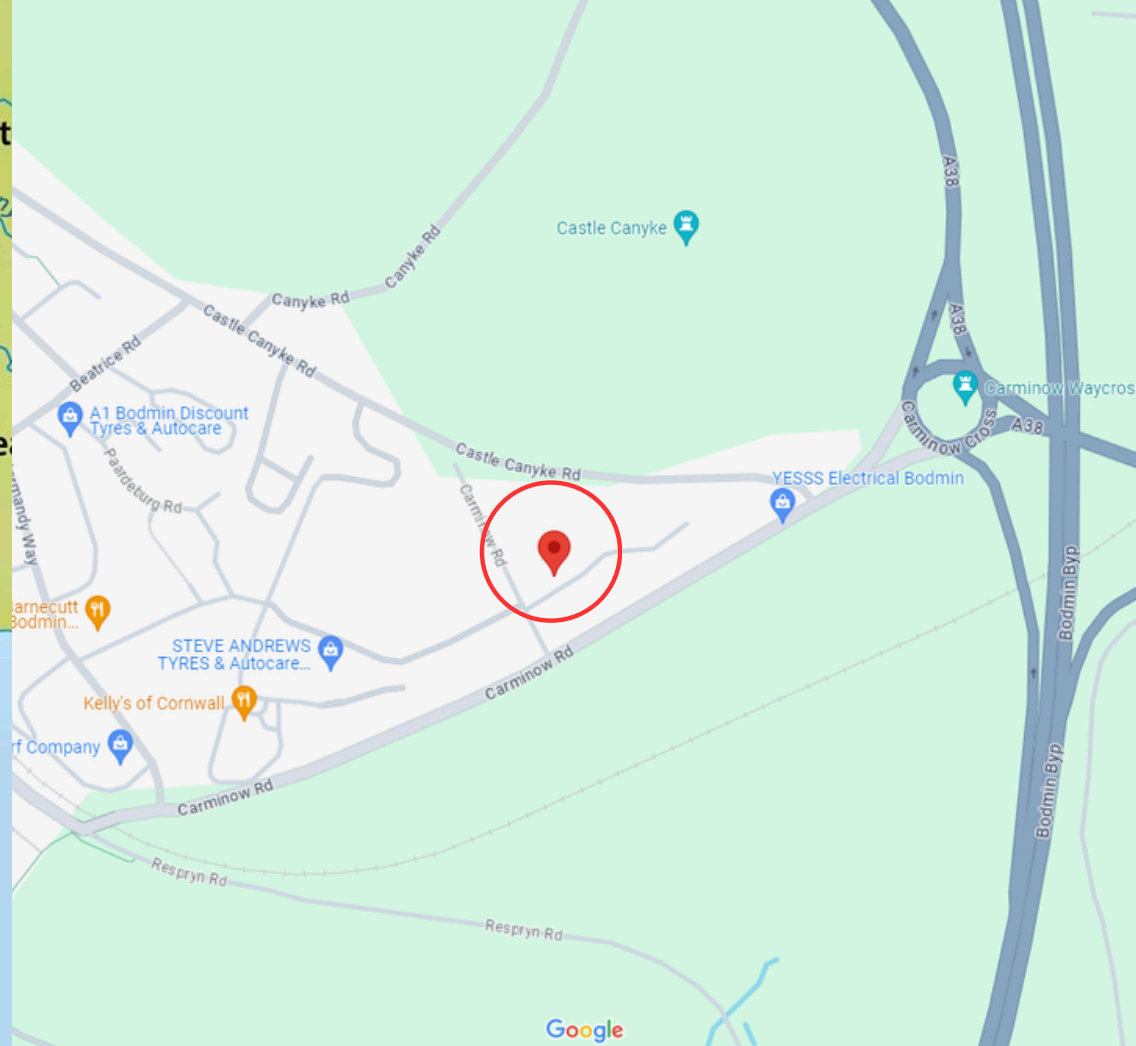
Viewing strictly by appointment with SBC Property the sole agents.

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CHARTERED SURVEYORS

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