



St Erth Annual Rent £12,000 Leasehold

A modern steel frame metal clad building with good natural light.

Located in an agricultural environment, its original use being a play barn associated with an animal theme park.

MILLER&SON

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Modern Industrial Warehouse, Battery Mill Lane, St Erth, Nr Hayle, TR27 6JU

Annual Rent £12,000 Leasehold

The location of this unit is identified by the plan. The premises approached at present is over a rough unmade lane serving approximately half a dozen private residences and a number of other light industrial and warehousing units.

The unit is available, providing parking for staff and a limited amount of outside storage. The building has pedestrian entrance doors leading in and a number of emergency fire exit doors. Subject to planning and the landlord's consent large commercial doors for improved access into the building will be considered.

Eaves height is 3.65m (12') with a pitched roof and large clear perspex sheet providing excellent natural light into this building, which has an overall area of approximately 5,000 sq.ft. The main building being 18.28m x 22.85m (60' x 75') plus side extension 3.28m x 2.74m (10'9" x 9').

Within the main area are two private offices, a boiler room and to the side a ladies, gents and a disabled toilet. A kitchen was previously fitted within the extended area.

Applicants expressing an interest in the building are advised to contact the Planning Department to ascertain the likelihood of approval for their particular use of the building.

SERVICES

Three phase electricity is laid to the property. Drainage is to a modern sealed tank, water is from a private supply separately piped to the group of properties in the immediate vicinity. Planning Permission would be approved only for those not requiring high water consumption.

RATING

Separate rating assessment enquiries to be made to the valuation office.

The unit is available on a Full Repair and Insuring Lease, 1st Years Rent £15,000pa excluding rates, insurance, etc.
2nd Years Rent £16,000
3rd Years rent £17,000

A negotiable 3 or 5 year Landlord and Tenant Act lease will be available with three year rent reviews which will be geared to the Retail Price Index. Each party paying their own legal costs.

VIEWING

Strictly through the vendors agents, Commercial Office, Comprigney, Comprigney Hill, Truro, Cornwall, TR1 3EF.

Tel: 01872 277794.

Web:

www.millerson.com and
www.businessesforsale.com

Email:

comprigney@millerson.com

REF: COM100021



To arrange a viewing please contact

Miller & Son

Tel: 01872 277794

Email: comprigney@millerson.com

Property Misdescription Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property neither in legal title nor in the fabric and structure of any property.

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Partners: G C Miller FRICS, H M Miller, J C Miller & M S Miller