



Hayle Annual Rent £5,500 Leasehold

Guildford Road Industrial Estate is a sort after location for any business due to its close proximity to the A30. Properties such as this are in short supply in the Hayle area and in high demand.

MILLER & SON

www.millerson.com

Office, Guildford Road Industrial, Hayle, Cornwall, TR27 4QZ

Annual Rent £5,500 Leasehold

LOCATION-

Hayle is located just off the A30 in West Cornwall, it is on the north coast of Cornwall. Its location is ideal for transport links to the main roads, railway lines. The picturesque town of Hayle has recently completed an out of town shopping retail area with Marks & Spencers and Boots. The town has friendly pubs, shops, restaurants and take-aways. The harbour has now obtained a planning permission by ING to redevelop the harbour and we understand that this should be underway in the not too distant future.

OFFICE- 63.5sqm- 685 sqft

This unit is accessed from the car park at the front of the property and in addition there is a further door to the side. The unit is presently an open plan office with a further office through double doors. The office has good natural light with several windows and in addition has modern lighting and smoke alarms.

Kitchen/ Toilet- The kitchen consists of modern units and

worktop. This kitchen is shared with a small office already occupied that has its own entrance. The toilet is DDA compliant.

Services- The office has its own electricity meter and is connected to mains drains and water.

Outside/ Parking- To the front there is parking for up to 7 cars

Both this unit and the workshop/ storage unit could be let as a whole or individually to meet the applicant's requirement.

Business Rates-

These are to be re-assessed depending on what use the property will have, please make your enquiry on www.voa.gov.uk

Current Use:

B1, B2 and B8 and it has previously been used for retail use.

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: COM110025



To arrange a viewing please contact

Miller & Son

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Email: truro@millerson.com

Property Misdescription Act 1991

Property details contained herein do not form part of 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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